

Castlehill

Estate & Letting Agents

26 Harold Mount, Leeds
LS6 1PW

£155,000 Region



- Two bedroomed mid terrace
- Popular Hyde Park location
- Close to amenities & train station
- Within walking distance to universities & city centre
- Let until 30th June 2026
- Gross rent £8,100 p/a ex bills

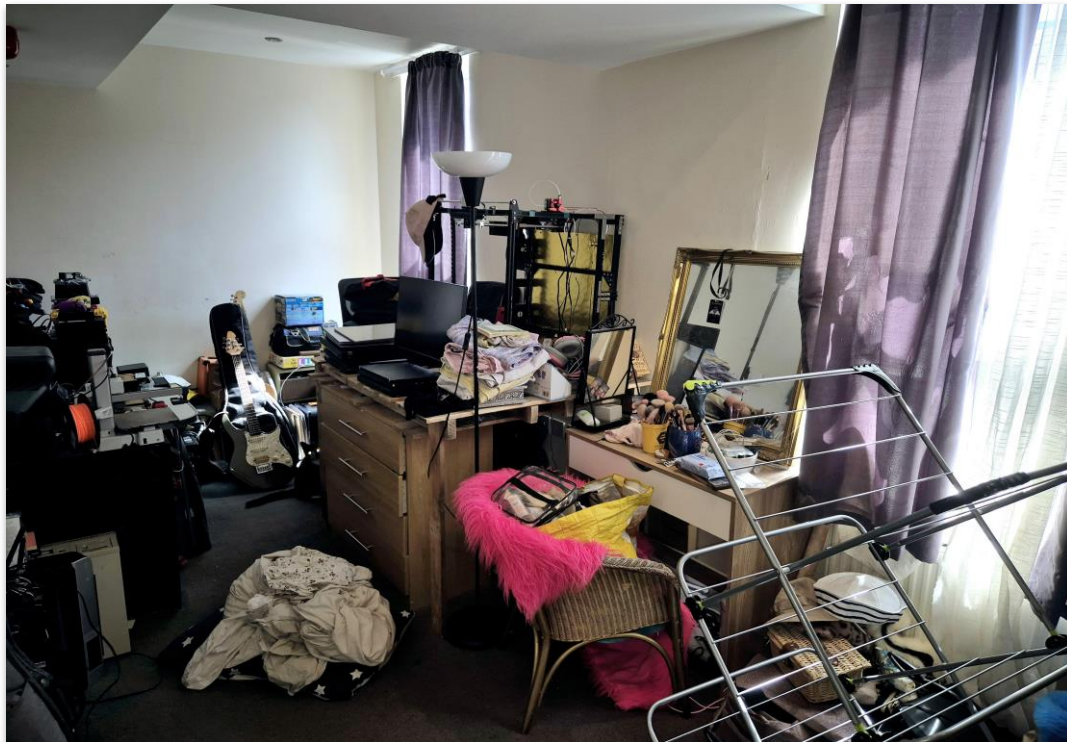


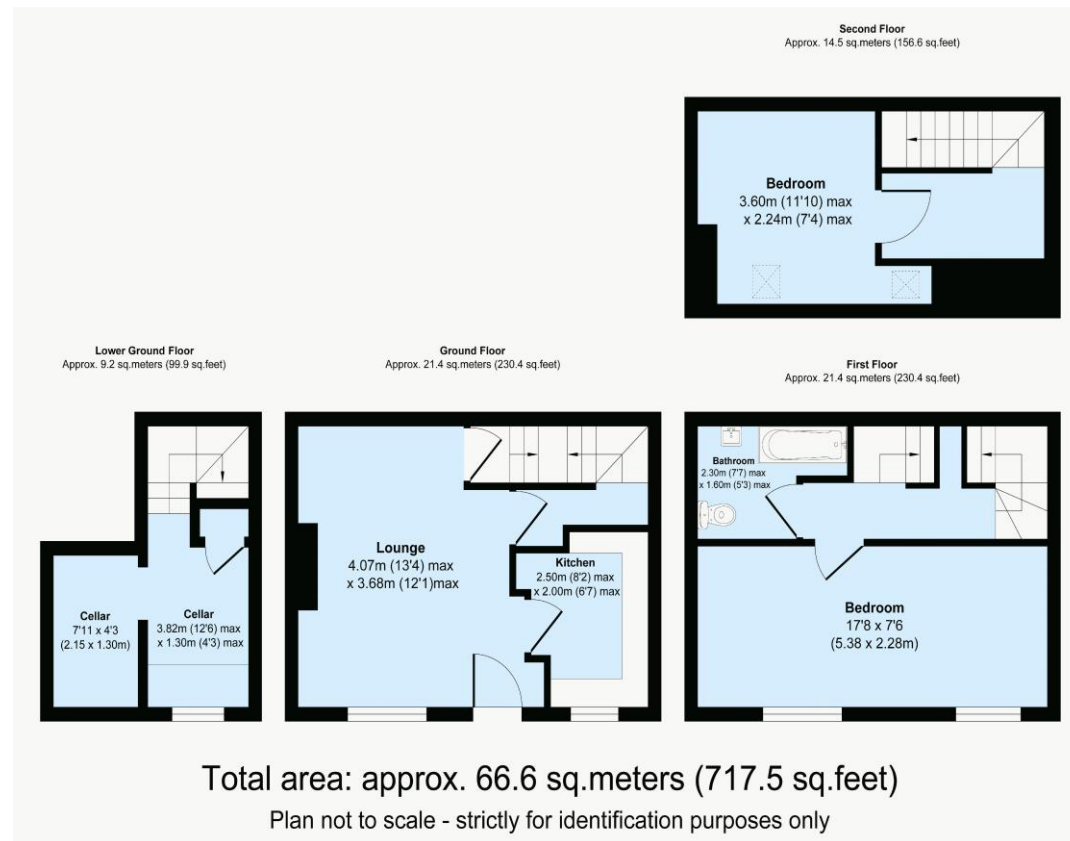
A TWO BEDROOMED MID BACK TO BACK TERRACE SITUATED IN THIS CONVENIENT AND POPULAR LOCATION, A SHORT WALK TO LOCAL SHOPS, THE HYDE PARK PICTURE HOUSE, BURLEY PARK TRAIN STATION AND WITHIN EACH REACH OF THE EXTENSIVE AMENITIES IN HEADINGLEY, THE CITY CENTRE AND UNIVERSITIES.

The accommodation comprises a lounge and separate kitchen on the ground floor, a basement, a first floor double bedroom and a bathroom w/c and a further bedroom on the top floor. The property is street lined with ample on street parking.

The property is currently let until 30th June 2025 at £7,800 p/a excluding bills, and re-let from 1st July 2025 until the 30th June 2026 at an increased rent of £8,100 excluding bills.

The sale is subject to the successful buyer retaining the current lettings management agent, Leeds Rentals, until at least the remainder of the agreed tenancies.





Possession

Subject to existing tenancies

Council Tax Band

A

Tenure

Freehold

Point to note:

Offer procedure

If you would like to make an offer on this property, please contact our office as soon as possible. Any evidence of funding you can provide to support your offer will help to inform the seller of your position.

We strongly advise taking independent mortgage advice and can recommend a mortgage broker along with other property professionals.

Viewings

All viewings are by appointment. Please note that some viewing arrangements may require at least 24 hours notice.

Appliances/Services

None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Management Clause

If a third party agent is involved with the letting of this property, there may be associated obligations and fees for a buyer. We advise your legal advisor checks any agreements or contracts prior to commitment.

Houses in Multiple Occupation (HMO)

This property is in an Article 4 direction area which relates to Houses in Multiple Occupation (HMO's). Please see the [Leeds City Council](https://www.leeds.gov.uk/city-council) website for more information.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed. They do not constitute an offer or contract. Intending purchasers must rely upon their own inspection of the property.

21 OTLEY ROAD HEADINGLEY LEEDS LS6 3AA T: 0113 278 7427 enquiries@castlehill.co.uk www.castlehill.co.uk