

Castlehill

Estate & Letting Agents

14 Royal Park Grove, Leeds
LS6 1HQ

£375,000 Region



- Well presented investment property
- Five bedrooms
- Very close to universities & city centre
- Let until 30th June 2026
- Gross rent £37,680 p/a inc bills
- HMO/C4 lawful use certificate



A VERY WELL MAINTAINED AND PRESENTED FIVE BEDROOMED MID TERRACED BACK TO BACK, SITUATED IN THIS PRIME LETTING LOCATION, A SHORT WALK TO THE LOVELY OPEN SPACES OF HYDE PARK, THE UNIVERSITIES AND LEEDS CITY CENTRE. ALSO CLOSE TO LOCAL SHOPS, THE HYDE PARK PICTURE HOUSE, BARS AND CAFES.

The deceptively spacious accommodation comprises a stylish open plan modern kitchen and lounge with breakfast bar, five double bedrooms, a shower room w/c and a bathroom w/c. The top floor bedroom enjoys long distance roof top views. Externally, there is a low maintenance enclosed garden to the front and ample on street parking.

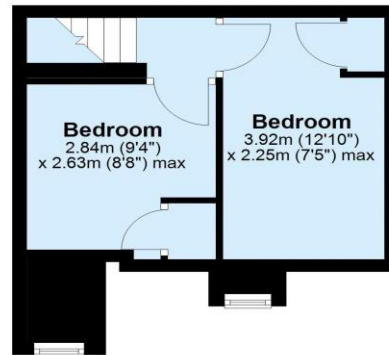
The property is currently let until 30th June 2025 at and re-let from 1st July 2025 until 30th June 2026 at £37,680 p/a including bills (the sellers advise us that the net rent is circa £33,800 p/a).

The seller has a HMO Licence until 17th September 2029 and the property has a lawful use certificate for HMO/C4 use. There is no lettings management tie-in allowing buyers to self manage or appoint their preferred agent is required.

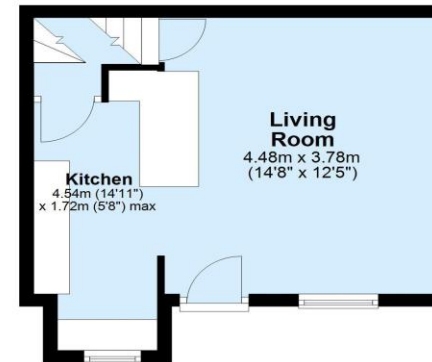




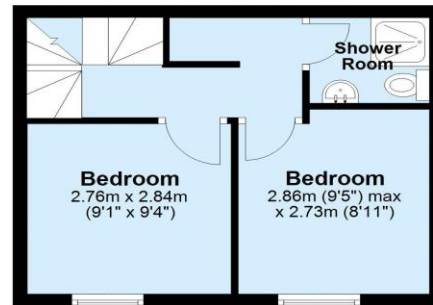
Lower Ground Floor
Approx. 21.0 sq. metres (226.2 sq. feet)



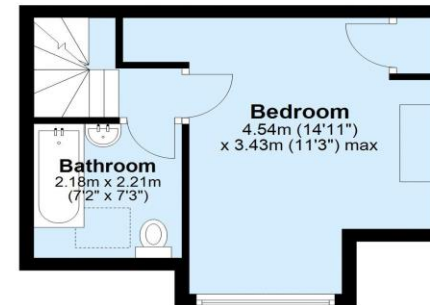
Ground Floor
Approx. 27.1 sq. metres (291.9 sq. feet)



First Floor
Approx. 24.9 sq. metres (268.1 sq. feet)



Second Floor
Approx. 22.6 sq. metres (243.5 sq. feet)



Total area: approx. 95.7 sq. metres (1029.8 sq. feet)

Tenure Freehold
Council Tax Band A
Possession Subject to tenancies

Point to note: Contact Internal photographs taken pre-tenancy

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/leeds-city-council) website for more information.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 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