

Castlehill

Estate & Letting Agents

5 Royal Park Mount, Leeds
LS6 1HL

£295,000 Region



- 4 Double Beds and Two Bathrooms
- Attractive Hyde Park Investment
- Let at £26,071 PA Excluding Bills
- Certificate of Existing Lawful Use
- Being Sold as an On-going Concern
- EPC Rated 'C'



ATTRACTIVE INVESTMENT, LET UNTIL 30th JUNE 2026! A FOUR BEDROOMED ELEVATED MID TERRACED BACK TO BACK SITUATED IN THIS PROMINENT SOUGHT-AFTER LETTING LOCATION, A SHORT WALK TO THE OPEN SPACES OF HYDE PARK, THE UNIVERSITIES & LEEDS CITY CENTRE.

Currently let from 1st July until 30th June 2026 at an increased rent of £26,071 p/a including tenants contents insurance.

Being sold as an on-going investment with immediate income on completion!

Certificate of Existing Lawful use has been approved by Leeds City Council, which demonstrates a long continued 10 year letting history as an HMO! Application ref: 25/0338/CLE

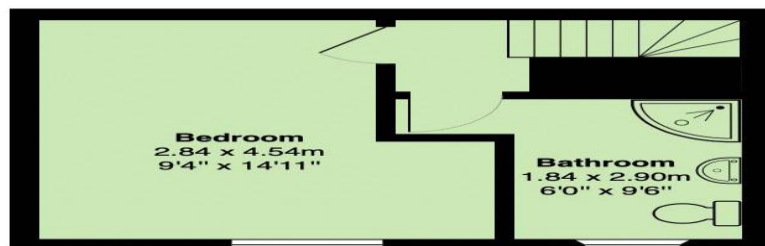
The very well configured property comprises a lounge on the ground floor, open plan to a modern fitted kitchen with solid granite worktop, a lower ground floor double bedroom, shower room & wc, two first floor double bedrooms and on the second floor, a spacious bathroom w/c and a further good sized bedroom with dormer window. Externally there is a paved front garden and unrestricted on street parking.

The sale is subject to the buyer retaining the current lettings management agents Oasis Properties until at least the end of the tenancy contracts.

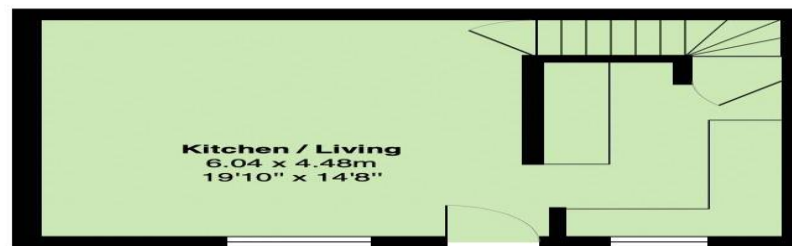
Early viewing Advised! Internal photographs taken pre tenancy.



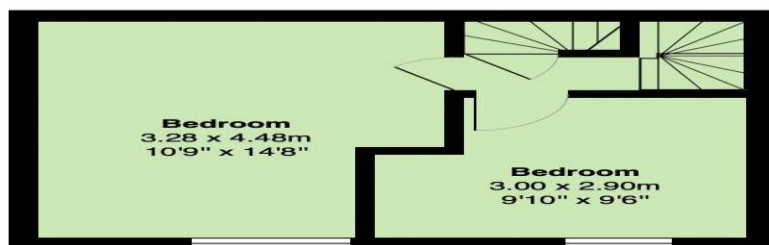




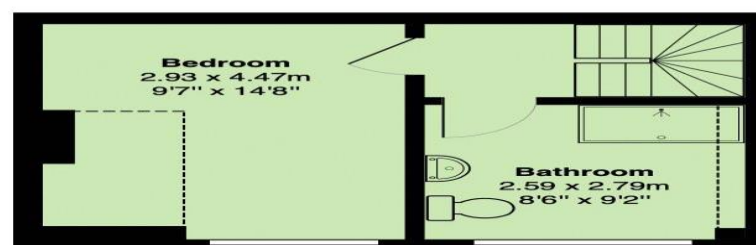
Basement



Ground Floor



1st Floor



2nd Floor

Total Area: 103.5 m² ... 1114 ft²

All measurements are approximate and for display purposes only

Tenure

Freehold

Council Tax Band

A

Possession

Subject to tenancies

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](http://Leeds City Council website) website for more information.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	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.