



- Three Bed Back to Back
- Hyde Park Investment
- Immediate Income on Completion
- Let at £19,318 PA Excluding bills
- 2x Bathrooms
- EPC Rated 'C' - Viewing Essential



A WELL PLANNED & PRESENTED THREE BEDROOMED INVESTMENT PROPERTY SITUATED IN THIS ABSOLUTE PRIME SOUGHT-AFTER LOCATION, VERY CLOSE TO THE OPEN SPACES OF HYDE PARK, THE CITY CENTRE & UNIVERSITIES. Being sold as a going concern, attractively let until 30th June 2025 and re-let from 1st July 2025 to 30th June 2026 with a gross annual rent of £19,318 including contents insurance.

The accommodation over four floors comprises; modern fitted kitchen, and a lounge. Three good sized double bedrooms, one on each floor and two shower rooms & w/c's. Utility area on the lower ground floor.

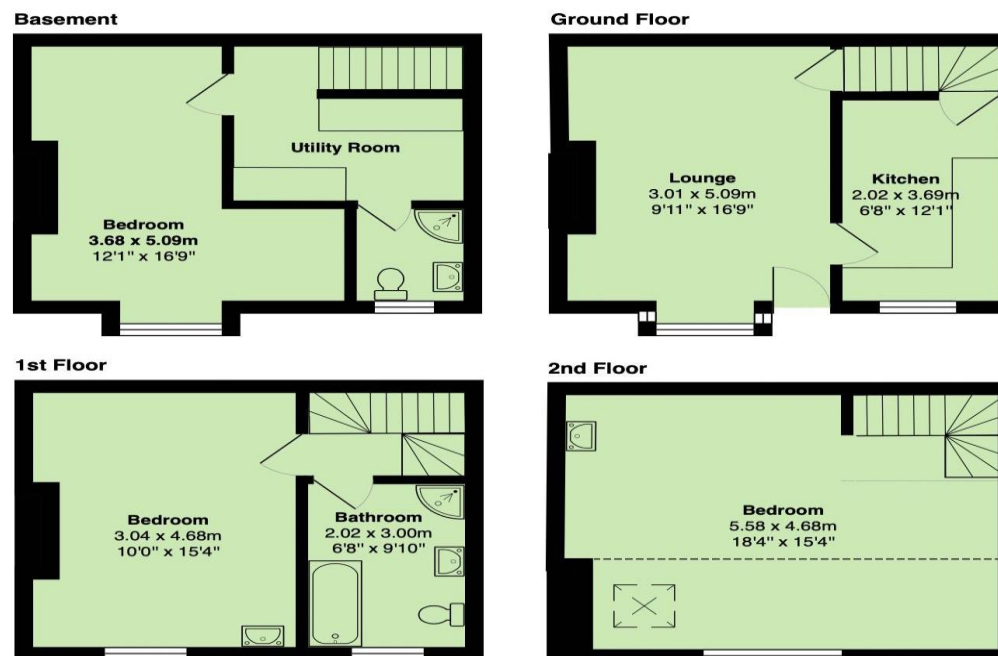
Externally there are low maintenance gardens to the front. Additional features include; Re-roofed, EPC rated 'C', gas centrally heated, UPVC double glazed and having hard wired smoke alarms.

Please note that the sale is subject to the buyer taking on the existing lettings management agent Oasis Properties until at least the end of the existing tenancy agreements.

The sellers can demonstrate a long letting history of 10 years as an HMO.







Total Area: 102.7 m² ... 1106 ft²

Tenure
Freehold

Council Tax Band
A

Possession
Subject to tenancies

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	71 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.

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