



- Substantial end terrace
- 7 bed house & 2 bed flat
- Prime Hyde Park letting location
- Both properties let until 30th June 2026
- Total gross rent £47,112 p/a ex bills
- Deceptively spacious accommodation



A SUBSTANTIAL SEVEN BEDROOMED END TERRACE AND A TWO BEDROOMED FLAT SITUATED IN THIS PRIME LOCATION, ON THE DOORSTEP OF LOCAL SHOPS AND THE HYDE PARK PICTURE HOUSE, WITH THE LOVELY OPEN SPACES OF HYDE PARK, THE UNIVERSITIES AND LEEDS CITY CENTRE ALL WITHIN WALKING DISTANCE.

Both properties are let until 30th June 2026 with an attractive total gross rental income of £47,112 p/a excluding bills. The seller has a HMO Licence for the seven bed house until 23rd August 2027.

The deceptively spacious property comprises an entrance hall, dining kitchen, lounge and bedroom on the ground floor. three bedrooms and a bathroom w/c on the first floor and three more bedrooms and a shower room w/c on the top floor. The lower ground floor flat comprises an open plan lounge and kitchen, two bedrooms and a shower room w/c. Externally, the main house is street lined with a small front garden and the flat is accessed from the rear yard.

The property has a certificate of lawful use as a Sui Generis 7 bedroomed HMO and a 2 bedroomed flat (C3). The sale is subject to the successful buyer retaining the current lettings agent, DEU Estates, until at least the remainder of the current tenancy agreements.





Freehold

Tenure

Council Tax Band

B

Possession

Sold subject to existing 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.

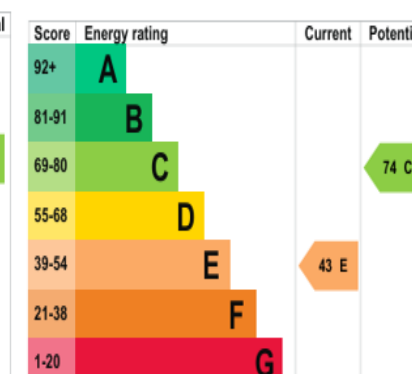
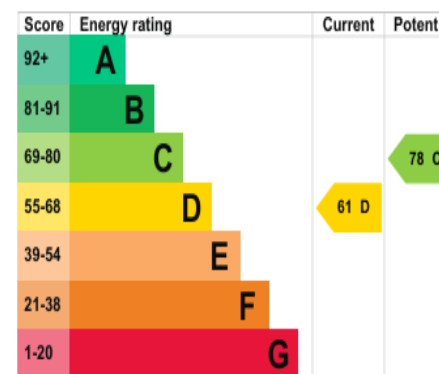
10 Welton Road



12 Welton Road

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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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