

Castlehill

Estate & Letting Agents

31 Harold Avenue, Leeds
LS6 1JR

£325,000 Region



- Stunning & stylish end terrace
- Five bedrooms, two shower room w/c's
- Popular Hyde Park location
- Let until 30th June 2026
- Gross rent £35,196 p/a inc bills
- Very well presented & maintained



A STUNNING AND WELL PLANNED FIVE BEDROOMED END TERRACE LET UNTIL 30TH JUNE 2026 AT £35,196 P/A INCLUDING BILLS (CIRCA £29,900 P/A EXCLUDING BILLS), SITUATED IN THIS VERY CONVENIENT LOCATION, A SHORT WALK TO LOCAL SHOPS, CAFES, TRAIN STATION, THE HYDE PARK PICTURE HOUSE AND WITHIN EASY REACH OF THE LOVELY OPEN SPACES OF HYDE PARK, THE UNIVERSITIIES AND LEEDS CITY CENTRE.

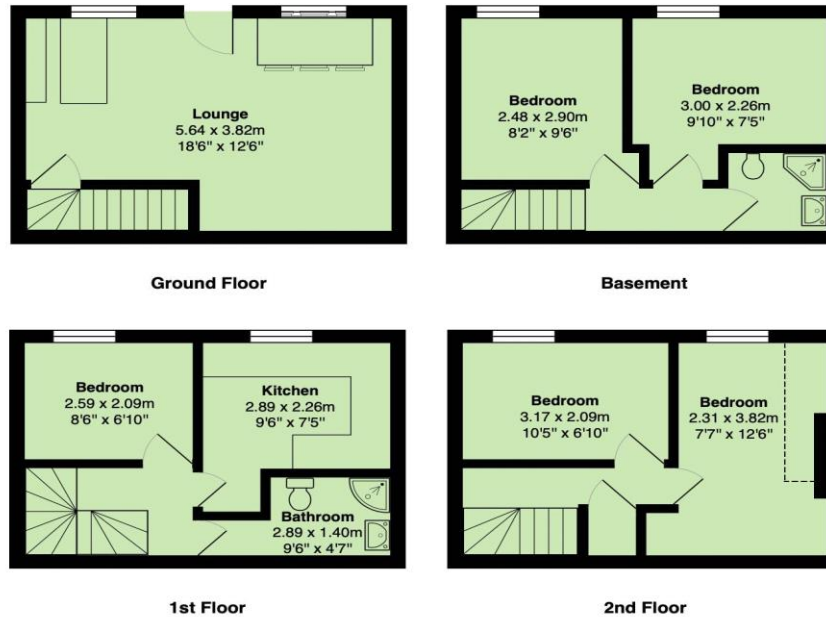
The very well presented and imaginatively laid out, stylish and tastefully decorated accommodation, comprises a spacious lounge and dining area on the ground floor, two lower ground floor bedrooms and a modern shower room w/c, a modern fitted kitchen a bedroom and a second shower room w/c on the first floor and two further bedrooms with dormer windows on the top floor.

The property is street lined with ample on street parking.

The property has the benefit of a lawful C4 (HMO) use certificate. The sale is subject to the successful buyer retaining the current lettings management agent, Beyond Lettings, until at least the remainder of the agreed tenancies.







Total Area: 86.2 m² ... 928 ft²

Tenure Freehold
Council Tax Band A
Possession Sold subject to existing tenancies
Point to note: Photos provided by Beyond Lettings

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	53 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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