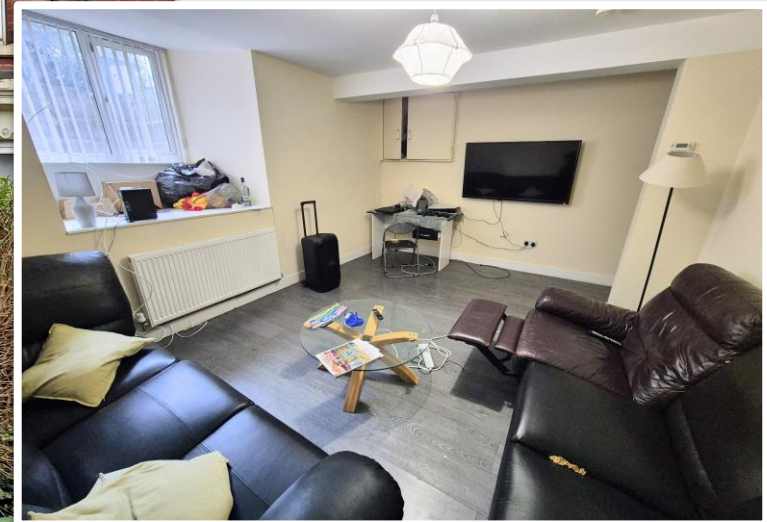




£475,000 Region



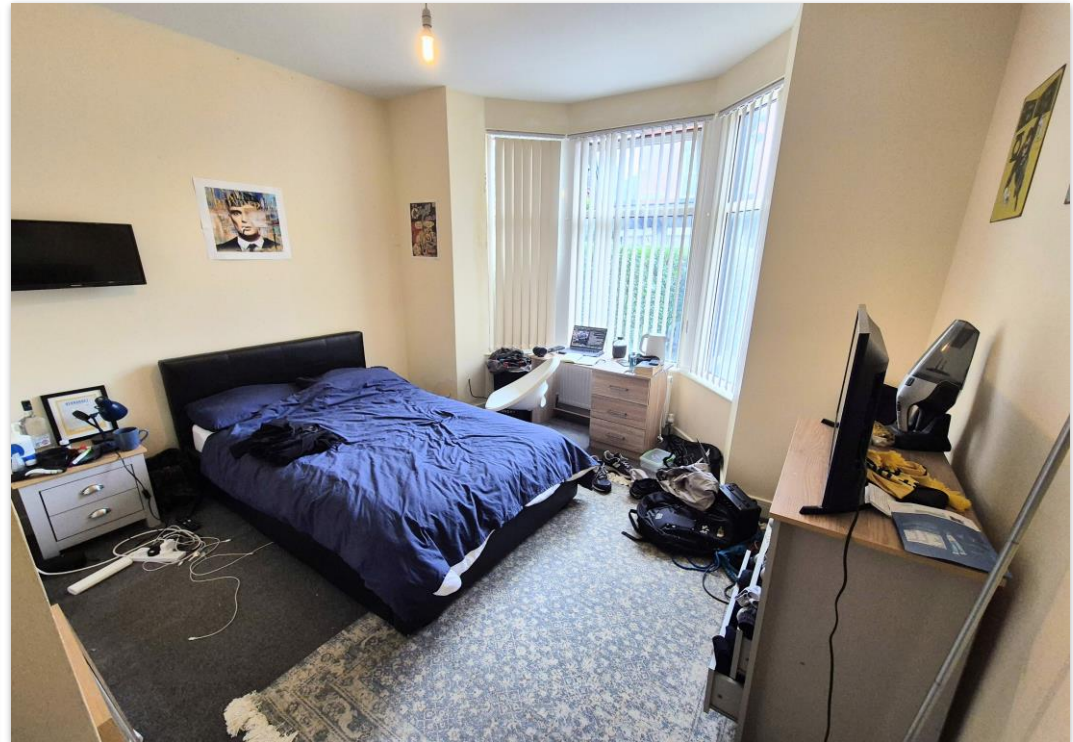
- Let until 30th June 2027!
- Gross rent £48,492 p/a inc bills
- Six en-suite double bedrooms
- Prime Hyde Park location
- Close to universities & city centre
- Also available as part of a portfolio



**RE-LET FROM 1st JULY 2026 to 30th JUNE 2027 @ £48,492 p/a INCLUDING BILLS (CIRCA £41,949 EXCLUDING BILLS) !!! A WELL MANAGED SIX DOUBLE BEDROOMED MID TERRACE WITH EACH BEDROOM HAVING ITS OWN EN-SUITE BATH/SHOWER ROOM W/C, SITUATED IN THIS PRIME LOCATION, A SHORT WALK TO LOCALS SHOPS, THE HYDE PARK PICTURE HOUSE, THE LOVLEY OPEN SPACES OF HYDE PARK WITH THE MAIN UNIVERSITIES AND LEEDS CITY CENTRE JUST BEYOND.**

The well planned accommodation comprises six evenly sized bedrooms, each with their own en-suite bath or shower room w/c, a lounge, a separate modern dining kitchen and a further house w/c. There is a garden to the front and an enclosed yard to the rear with an outhouse offering renovation potential, possibly for a bike store.

The property is currently let until 30th June 2026 at £48,492 p/a including bills and re-let from 1st July 2026 until 30th June 2027 at the same rent. The seller has a HMO Licence until 17th April 2028. The sale is subject to the successful buyer retaining the current lettings management agent, Leeds Rentals, for at least the remainder of the agreed tenancies. This property can also be purchased with three other similar properties on Brudenell Road (8 bed) and two on Royal Park Avenue (6 beds each), as part of a portfolio sale. Please see our separate sales details.







#### Tenure

Freehold

#### Council Tax Band

C

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 58 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