

Castlehill

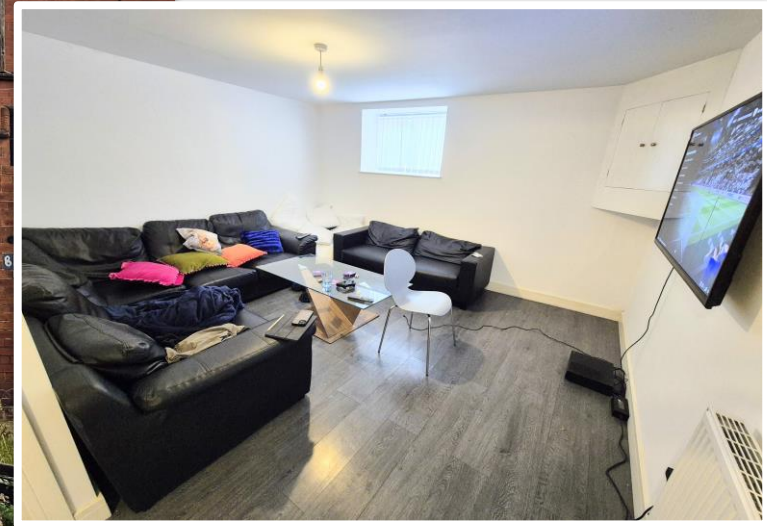
Estate & Letting Agents

79 Royal Park Avenue, Leeds
LS6 1EZ

£475,000 Region



- Six bedroomed terrace
- All bedrooms with en-suite
- Prime Hyde Park location
- Close to universities & city centre
- Let until 30th June 2027
- Gross rent £48,492 p/a inc bills



LET UNTIL 30th JUNE 2027 AT £48,492 P/A INCLUDING BILLS (CIRCA £41,940 P/A EXCLUDING BILLS) !! A WELL PLANNED AND PRESENTED SIX BEDROOMED MID TERRACE WITH EACH BEDROOM HAVING AN EN-SUITE SHOWER ROOM W/C, SITUATED IN THIS PRIME LETING LOCATION, A SHORT WALK TO LOCAL SHOPS, THE HYDE PARK PICTURE HOUSE, THE LOVELY OPEN SPACES OF HYDE PARK WITH THE UNIVERSITIES AND LEEDS CITY CENTRE BEYOND.

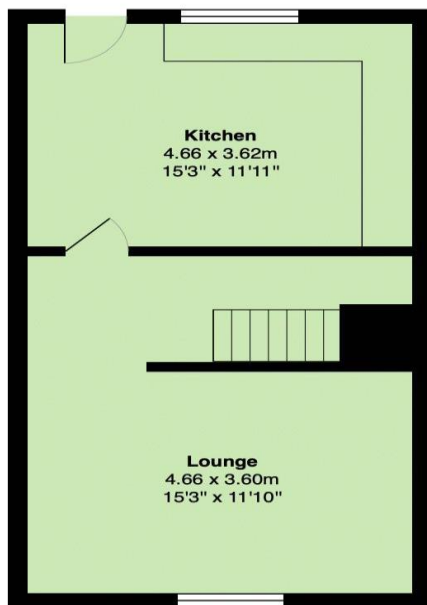
Comprising of six evenly sized bedrooms, each with their own shower room w/c, a lounge and a modern fitted dining kitchen. Outside there is a front garden and a yard to the rear. The property is currently let until 30th June 2026 at £48,492 p/a including bills (circa £41,940 p/a excluding bills) and re-let for the following year until 30th June 2027 at the same rent including bills. The seller has a HMO licence until 30th April 2028.

The sale is subject to the successful buyer retaining the current lettings management agent, Leeds Rentals, until at least the remainder of the agreed tenancies.

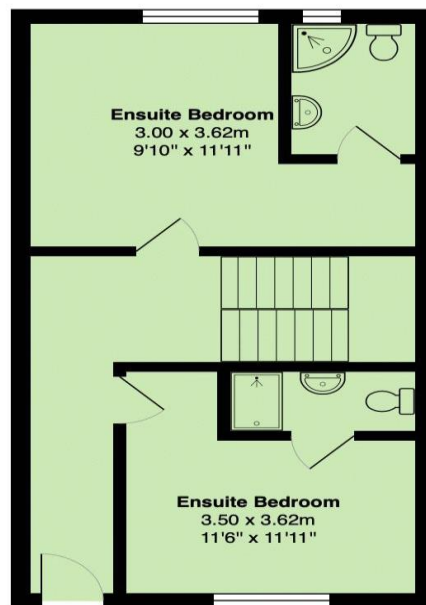
This property can also be purchased with three other similar properties on Brudenell Road (8 bed/4 bath), the neighbouring property on Royal Park Avenue and one on Brudenell Grove (both 6 beds with en-suites), as part of a portfolio sale. Please see our separate sales details.



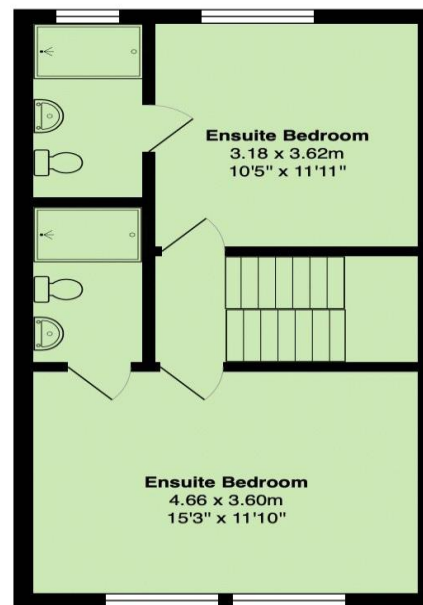




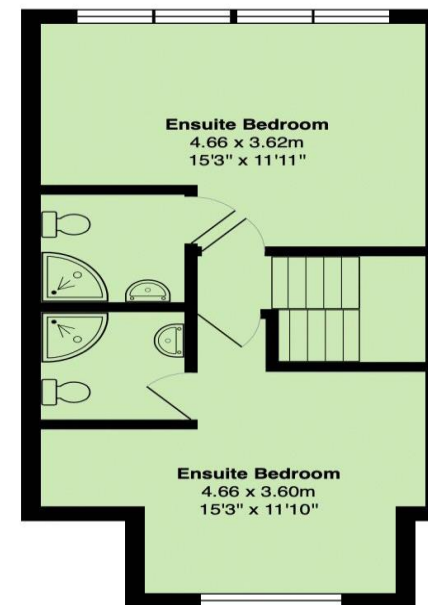
Basement



Ground Floor



1st Floor



2nd Floor

Total Area: 170.3 m² ... 1833 ft²

Tenure Freehold
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](http://www.leeds.gov.uk) website for more information.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 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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