



- Substantial period terrace
- Eight bedrooms / four shower room w/c's
- Prime Hyde Park location
- Close to shops, universities & city centre
- Let until 30th June 2027
- Gross rent £64,657 p/a inc bills



LET UNTIL 30TH JUNE 2027 AT £64,657 P/A INCLUDING BILLS (CIRCA £56,693 P/A EXCLUDING BILLS) A SUBSTANTIAL EIGHT BEDROOMED PERIOD TERRACE, 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 EASY WALKING DISTANCE. The well planned and maintained property comprises an entrance hall, en-suite bedroom, a large lounge and a modern fitted kitchen on the ground floor, a lower ground floor bedroom with store area and en-suite shower w/c, four first floor bedrooms and a shared shower room w/c and two further bedrooms on the top floor sharing a 'Jack & Jill' en-suite shower room w/c. Outside there is a long front garden bordered by mature hedging and a yard to the rear. Parking is available on street.

The property is let until 30th June 2026 at £64,657 p/a including bills and re-let from the 1st July 2026 until 30th June 2027 at the same rent including bills (Circa £56,693 p/a excluding bills). The seller has a HMO licence until 21st May 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 Grove (6 bed all en-suite) and neighbouring properties on Royal Park Avenue (both 6 beds with en-suites), 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/city-council) website for more information.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 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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