



- PRIME HYDE PARK LOCATION
- 5 BEDROOM SUBSTANTIAL INVESTMENT
- POTENTIAL INCOME CIRCA £28k or MORE!
- CURRENTLY LET UNTIL 30th JUNE 2025 AT £23,760 PA
- SCOPE FOR 'EN SUITE' FACILITIES
- RARE OPPORTUNITY, EARLY VIEWING ADVISED!



**A SUBSTANTIAL PROPERTY, PROVIDING VERY SPACIOUS FLEXIBLE AND CHARACTERFUL ACCOMMODATION, RETAINING MANY PERIOD FEATURES, SITUATED IN THIS EXTREMELY SOUGHT AFTER LETTING LOCATION, A SHORT WALK TO THE LOVELY OPEN GREEN SPACES OF HYDE PARK, THE UNIVERSITIES & LEEDS CITY CENTRE.**

This very versatile, good sized through terrace is situated just off Hyde Park Corner and is currently let to FIVE occupants until 30th June 2025, generating an annualised rental income of £23,760. We believe there must be excellent potential to uplift rents in the future to circa £28K or more if improved internally, and with scope to create en-suite or Jack & Jill bathrooms without compromising the generous room sizes, lifting rents even further! Subject to the usual consents.

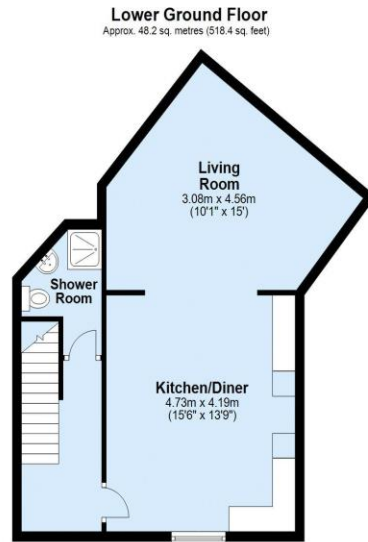
The accommodation comprises: an entrance hall, two bedrooms on the ground floor, a lower ground floor dining kitchen, open plan to the living area and a shower room & w/c. There are two first floor bedrooms, a house bathroom w/c and a fifth bedroom on the top floor with a useful connecting room. There is an HMO Licence for a permitted level of 5 occupants until August 2027 and we are in receipt of historical letting agreements to demonstrate the C4 HMO history.

**A RARE CHANCE TO BUY A QUALITY STUDENT INVESTMENT, WITH LOTS OF POTENTIAL, EARLY VIEWING STRONGLY ADVISED!!**

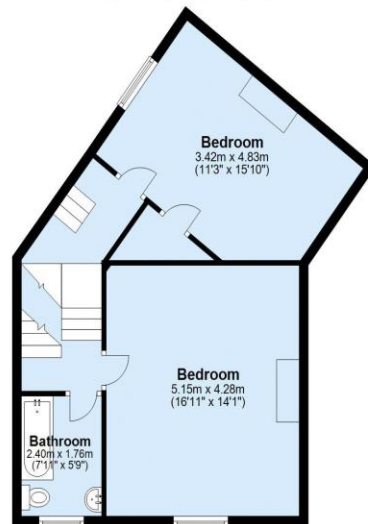
Note: There is a Japanese Knotweed eradication treatment in place shared with the properties 13, 15 & 17 Hyde Park Terrace. The treatment plan carried out by IWM Invasive Weed Management has been paid for, comes with a 10 year guarantee and is due to be completed in 2027



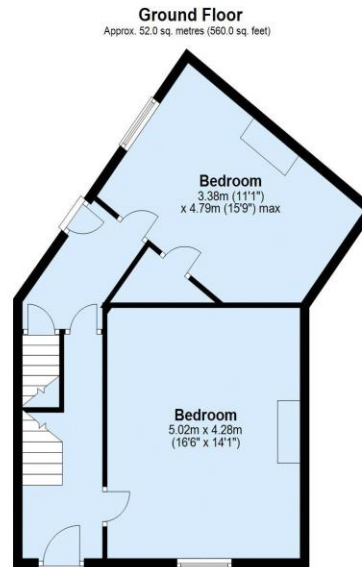




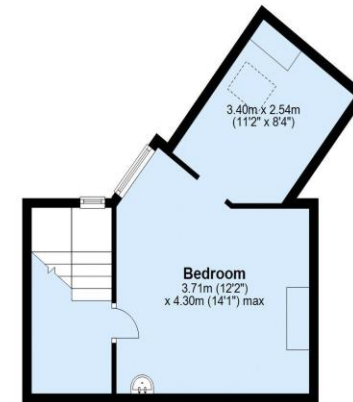
**First Floor**  
Approx. 52.5 sq. metres (565.5 sq. feet)



Not to scale and for illustrative purposes only. All measurements are approximate and no responsibility is taken for any error, omission or mis-statement.  
Plan produced using PlanUp.



**Second Floor**  
Approx. 33.0 sq. metres (354.7 sq. feet)



**Tenure**  
Freehold  
**Council Tax Band**  
D  
**Possession**  
Subject to 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 website](http://Leeds City Council website) for more information

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 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.