



## 56 Harold View

Hyde Park, Leeds, LS6 1PP

Offers In The Region Of £150,000 Freehold





We are delighted to offer for sale this deceptively spacious, brick built, back end-terraced property on an investment basis, with a current passing rent of £620 pcm. Situated in the popular area of Hyde Park, the property is ideally located for those wishing to commute into Leeds city centre or requiring access to the university. The accommodation provides two double bedrooms and is set over three floors with the additional benefit of a useful cellar, gas central heating and double glazing.

#### Location

Harold View is ideally located for access to Leeds city centre, the University and LGI as well as the local amenities found on Cardigan and Brudenell Road. With easy access to Headingley and Kirkstall. Burley Park Train Station is within easy walking distance.

#### Accommodation

A uPVC door lead directly into a spacious lounge with high ceiling, period coving, ceiling rose and a window to the front television. A door leads into the kitchen which enjoys a range of base and wall units with worktops incorporating an electric hob and a stainless steel sink with drainer and mixer tap. There is an integrated electric oven and extractor hood above, plumbing for a washing machine, and space for a fridge. A door gives access to the useful cellar. From the lounge, an enclosed staircase leads up to the first floor which enjoys a spacious double bedroom with an original feature fireplace. The bathroom benefits from a white three-piece suite comprising: wash hand basin with mixer tap, WC, bath with mixer tap, a shower over and glass shower screen. With part tiled walls, and an extractor fan. The boiler is situated to the external wall. From the landing and enclosed staircase leads up to a second double bedroom with window to the gable end.

#### Tenancy

The property is currently subject to an Assured Shorthold Tenancy which is currently holding over on a contractual monthly basis and has a passing rent of £620pcm – which is next eligible for uplift in March 2025.



Council tax band: A  
 EPC rating: D  
 Ground rent: N/A  
 Service charge: N/A

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01484 711200



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