

# Castlehill

Estate & Letting Agents

10 & 12 Welton Road, Leeds  
LS6 1EE



£499,950 Region



- Substantial end terrace
- 7 bed house & 2 bed flat
- Prime Hyde Park letting location
- Both let until Summer 2027
- Total gross rent £47,412 p/a ex bills
- Deceptively spacious accommodation



21 OTLEY ROAD HEADINGLEY LEEDS LS6 3AA T: 0113 278 7427 enquiries@castlehill.co.uk www.castlehill.co.uk

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North Leeds

**THE SEVEN BED HOUSE NOW RE-LET FROM 1ST JULY 2026 TO 30TH JUNE 2027 @ £39,312 P/A AND THE FLAT IS RE-LET UNTIL 31ST JULY 2027 AT £8,100 P/A - JOINT INCOME OF £47,412 P/A EXCLUDING BILLS! A SUBSTANTIAL SEVEN BEDROOMED END TERRACE AND A TWO BEDROOMED FLAT 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 WALKING DISTANCE.**

Both properties are let until 30th June 2026 with an attractive total gross rental income of £47,112 p/a excluding bills (House - £39,312 p/a, Flat - £7,800 p/a). The seller has a HMO Licence for the seven bed house until 23rd August 2027.

The deceptively spacious property comprises an entrance hall, dining kitchen, lounge and bedroom on the ground floor. three bedrooms and a bathroom w/c on the first floor and three more bedrooms and a shower room w/c on the top floor. The lower ground floor flat comprises an open plan lounge and kitchen, two bedrooms and a shower room w/c.

Externally, the main house is street lined with a small front garden and the flat is accessed from the rear yard. The property has a certificate of lawful use as a Sui Generis 7 bedroomed HMO and a 2 bedroomed flat (C3). The sale is subject to the successful buyer retaining the current lettings agent, DEU Estates, until at least the remainder of the current tenancy agreements.





Tenure **Freehold**  
 Council Tax Band **C**  
 Possession

The property is being sold subject to the existing tenancy agreements.

**Making an offer**

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 an independent mortgage broker along with other property professionals. Under UK Law, Estate agents are required to carry out **Anti Money Laundering (AML)** checks in line with regulations and guidance set out by HMRC. These checks include identifying the source of funds used to purchase a property and conducting identity checks on their customers. For any intending purchaser, we will require evidence of funding to support any offer. On receipt of a successful offer, we will also carry out an electronic identity check on each purchaser. We may also need to request photographic identification and/or proof of address. The fee for these checks is £36 including vat per purchaser.

**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.

**House in Multiple Occupation (HMO)**

This property is in an Article 4 direction area which relates to Houses in Multiple Occupation. Please see the [Leeds City Council](http://Leeds City Council website) website for more information.

**Rent Reform Act**

The Rent Reform Act is due to be implemented on the 1st May 2026, so we advise any buyers/landlords to familiarise themselves with the significant changes in rental legislation.

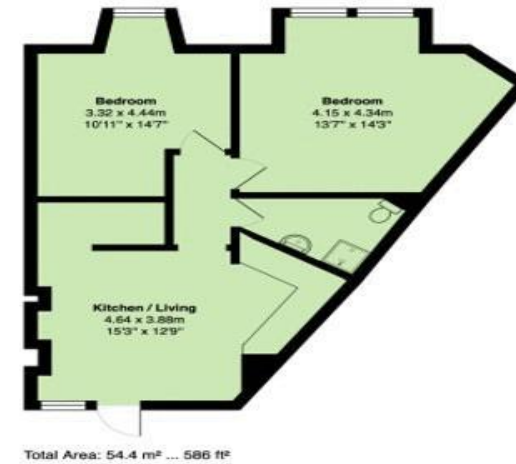
**Disclaimer**

All viewings are by appointment. Please note that some viewing arrangements may require at least 24 or 48 hours' notice. None of the listed or displayed appliances or services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. These particulars including the description, measurements and photographs are intended to give a fair description of the property, but their accuracy cannot be guaranteed. Most of the information contained in this advert & links is available in the public domain. These particulars do not constitute an offer or contract. Intending purchasers/tenants must rely upon their own inspection of the property

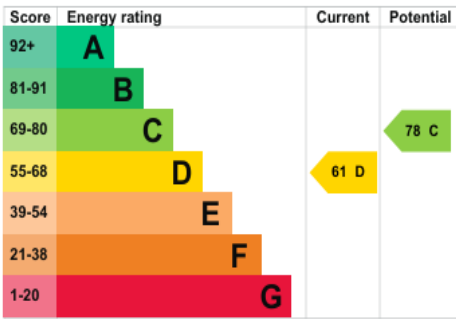
**10 Welton Road**



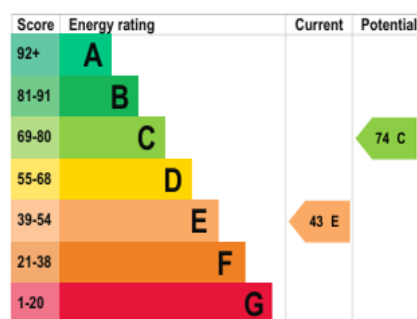
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