



- 2X BED & 2X BATH INVESTMENT
- HYDE PARK LOCATION
- POPULAR LETTING LOCATION
- GENERATING ATTRACTIVE £1164 PCM
- MODERN INTERIOR
- UPVC DOUBLE GLAZING



A FANTASTIC 2X BED AND 2X BATHROOMED MID TERRACED BACK TO BACK AND WITH POPULAR OPEN PLAN LIVING KITCHEN, SITUATED IN THIS HIGHLY AND VERY CONVENIENT HYDE PARK LOCATION, CLOSE TO THE MAIN UNIVERSITY SITES AND LEEDS CITY CENTRE.

Offering a great investment opportunity, let until 30th June 2026 with a very attractive monthly rental income of £1164.52 excluding bills. The well planned and deceptively spacious accommodation, comprises a lovely open plan living modern fitted kitchen, a basement, a double bedroom and a bathroom and w/c on the first floor and a further double bedroom with en-suite shower room w/c on the second floor.

The property is street lined with ample on street unrestricted parking. In our opinion, with excellent demand for 1 & 2 bedroom rentals, this must offer a much more attractive plus more manageable investment than larger HMO student properties!

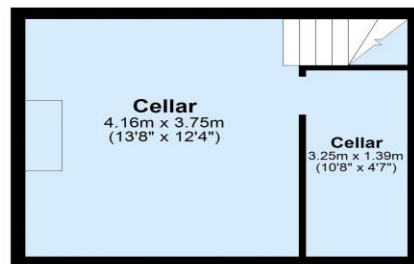
Being sold as an on-going concern, with immediate income on completion!





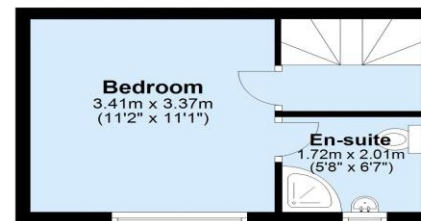
Lower Ground Floor

Approx. 21.8 sq. metres (234.7 sq. feet)



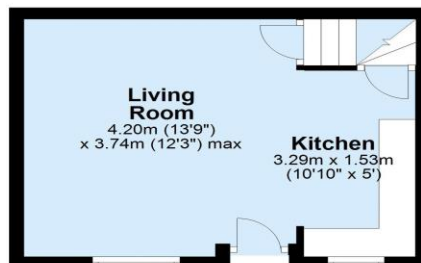
Second Floor

Approx. 18.6 sq. metres (200.2 sq. feet)



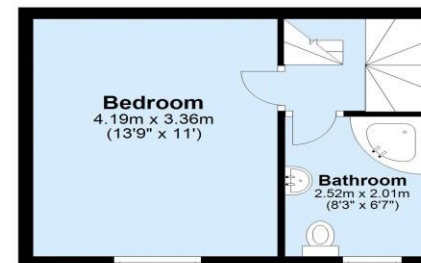
Ground Floor

Approx. 22.3 sq. metres (239.9 sq. feet)



First Floor

Approx. 22.9 sq. metres (246.0 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.

Location

Travelling from Headingley on Cardigan Road, turn left onto Harold Grove, left onto Thornville Road, Harold Street is on the right.

Council Tax Band

A

Tenure

Freehold

Possession

Subject to existing tenancy agreement.

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		87 B
69-80	C		
55-68	D		
39-54	E	48 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.

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