



£180,000 Region



- 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 lovey 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!





**Location**

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

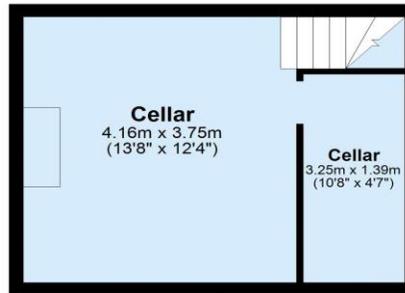
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

**Council Tax Band** A  
**Tenure** Freehold  
**Possession** Subject to existing tenancy agreement.

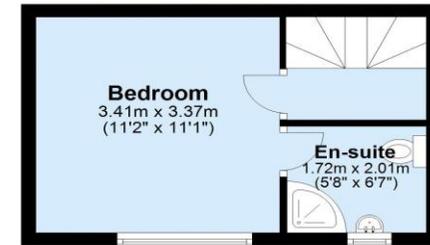
**Making an offer**  
 If you would like to make an offer on this property, please contact our office as soon as possible. Any evidence of funding you can provide to support your offer will help to inform the seller of your position. We strongly advise taking independent mortgage advice and can recommend 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.

**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.

**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](#) 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.

**Article 4 Direction**  
 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 for more information.

**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

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