Castlehill

Estate & Letting Agents

4 School View, Leeds
LS6 1EN

£315,000 Region



- **Attractive Five Bedroomed HMO**
- **Popular Hyde Park Letting Location**
- **NEW TENANCY RESERVED FOR 2027!**
- **Well Configured Student Accommodation**
- **Being Sold As An On-Going Concern**
- **Early Viewing Advised!**



NEW TENANCY RESERVED FOR 2027! THE SELLER ADVISES THAT THEY HAVE AGREED A NEW TENANCY FOR 2027/2028 AND ARE IN RECEIPT OF SIGNED HOLDING AGREEMENTS. THEY INTEND ON SIGNING THE TENANCY CONTRACT AFTER THE 1ST JANUARY 2027. THE AGREED ANNUALISED RENT IS £31,200 EXCLUDING BILLS. AN ANNUALISED YIELD CLOSE TO 10%!

A WELL CONFIGURED & PRESENTED FIVE BEDROOMED THROUGH TERRACE PROPERTY SITUATED IN THIS PRIME LETTING LOCATION IN CENTRAL HYDE PARK AND FULLY LET UNTIL JUNE 2027!

A well managed student HMO, let from 1st July until 30th June 2027 at £38,325 PA including utilities (net rent of circa £31,200 pa). An attractive on going investment with a long letting history and offered with immediate income completion! We are now informed a new group pf tenants have reserved the property from 1st July 2027 with an annulised rent of £31,200 excluding utilities and the formal tenancy agreement will be completed in January 2027.

The well configured accommodation is over four floors and comprises; five good sized bedrooms, a modern lower ground floor spacious dining kitchen, separate lounge, a shower room & wc and a second bathroom & wc. Additional features include; hard wired smoke detection, gas centrally heated and upvc double glazed. Externally, the property is street lined to the front on a characterful stone cobbled street with unrestricted on street parking and a small yard to the rear.

Sensibly priced, early viewing strongly advised due to the highly popular letting location and smart HMO accommodation! Some photographs displayed are taken pre tenancy. HMO Licence valid until 27th August 2027.



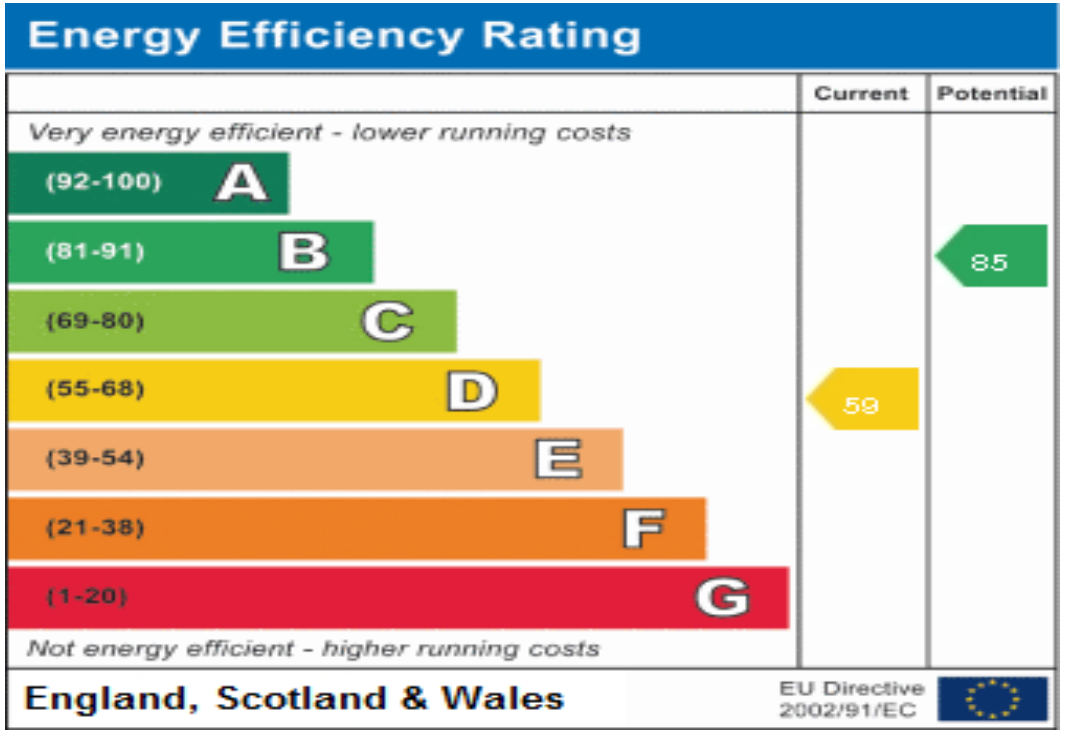


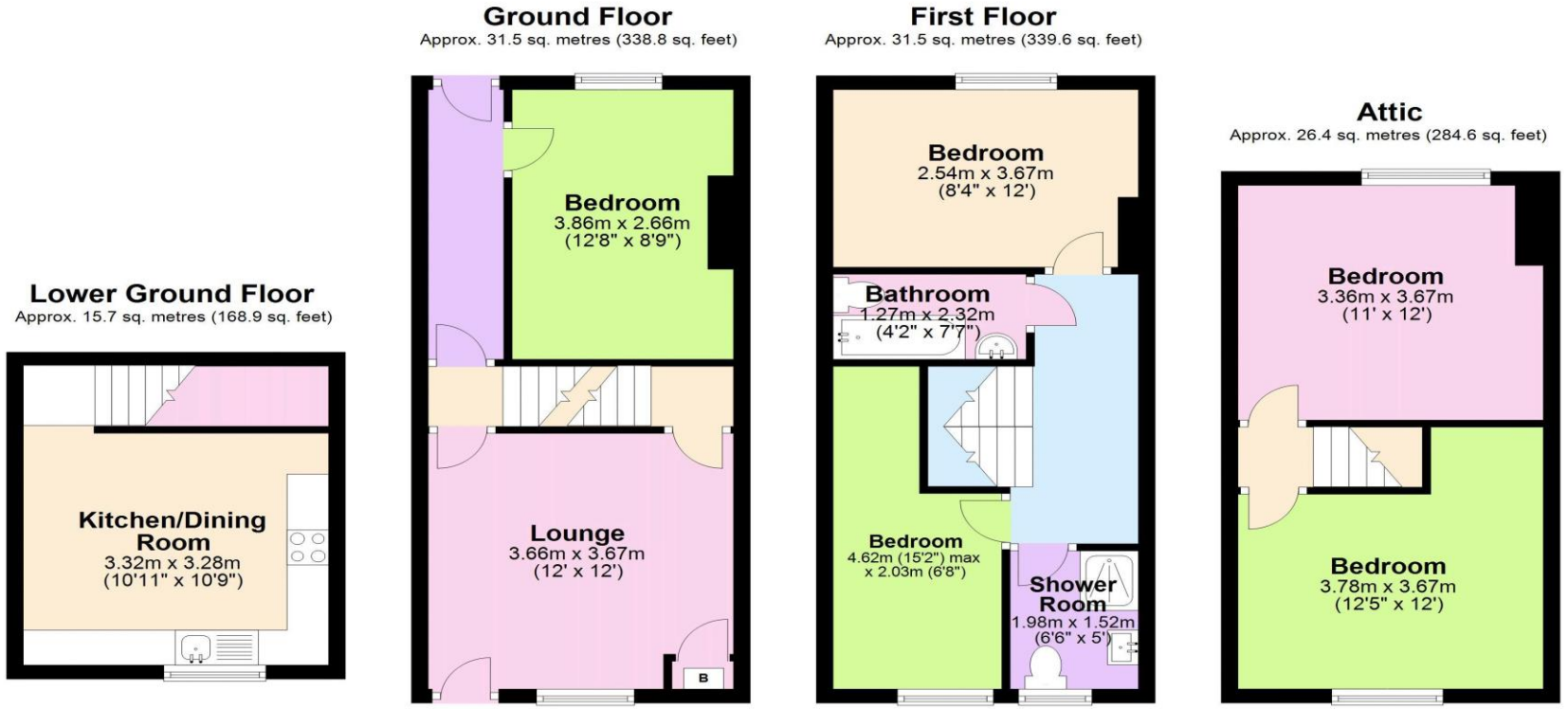









Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92-100) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
59
85
England, Scotland & Wales
EU Directive 2002/91/EC



Total area: approx. 105.2 sq. metres (1131.9 sq. feet)

Floor plans are for identification only. All measurements are approximate.
Plan produced using PlanUp.

Tenure Freehold **Council Tax Band** B

Possession Subject to existing tenancy agreements

Viewings - All viewings are by appointment only. Please note that some viewing arrangements may require at least 24 hours notice.

Offer procedure -If you would like to make an offer on this property, please contact our office as soon as possible. We will require evidence of funding you to support your offer and it will help to inform the seller of your position. We strongly advise taking independent mortgage advice and we 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 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 website for more information.

The Renters' Rights Act - The Renters' Rights 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 -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.