Castlehill

Estate & Letting Agents

12 Wrangthorn Terrace, Leeds
LS6 1HH

£365,000 Region



- **Deceptively spacious through terrace**
- **Five bedrooms, two shower room w/c's**
- **Prime Hyde Park letting location**
- **Close to shops, universities & city**
- **Let until 30th June 2027**
- **Gross rent £41,410 p/a inc bills**



The Property Ombudsman

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

Your Sales and Lettings Specialist in North Leeds

WE ARE ADVISED THAT A NEW LET HAS BEEN AGREED IN PRINCIPLE FOR THE 2027/28 ACADEMIC YEAR AT £34,935 P/A EXCLUDING BILLS. A YIELD OVER 9.5%! A DECEPTIVELY SPACIOUS FIVE BEDROOMED THROUGH TERRACE SITUATED IN THIS PRIME LETTING LOCATION IN HYDE PARK, A SHORT WALK TO LOCAL SHOPS, CAFES, PUBS, THE HYDE PARK PICTURE HOUSE. THE LOVELY OPEN SPACES OF HYDE PARK AND THE UNIVERSITIES AND CITY CENTRE BEYOND.

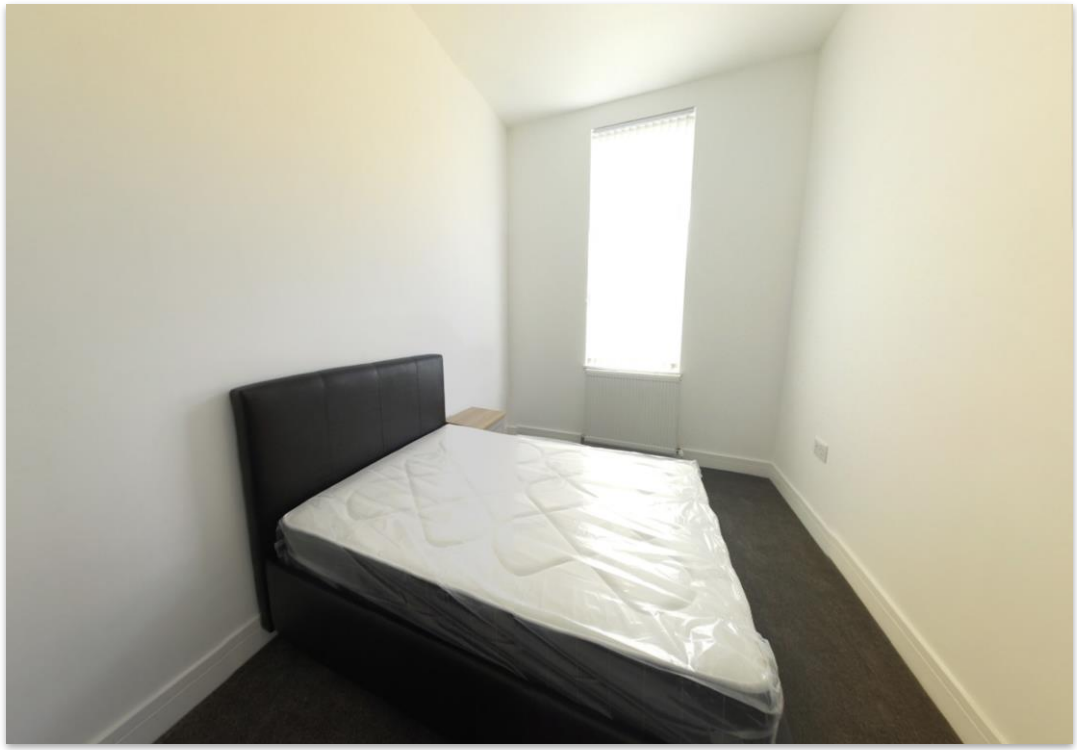
The property is currently let from 1st July 2026 at £40,410 including bills. We understand the net rent less bills is circa £34,170 p/a, representing a yield of circa 9.35%. The seller has a HMO Licence until 20th February 2028. The sale is subject to the successful buyer retaining the current lettings management agent, Leeds Rentals.

The accommodation comprises a lounge and bedroom on the ground floor, a modern fitted dining kitchen and bedroom on the lower ground floor, a bedroom and two shower room w/c's on the first floor and two further bedrooms on the top floor. Outside, there is a garden to the front and a yard to the rear.

There is ample on street parking to the front and rear.

The internal photographs have been provided by the seller, taken prior to occupation.



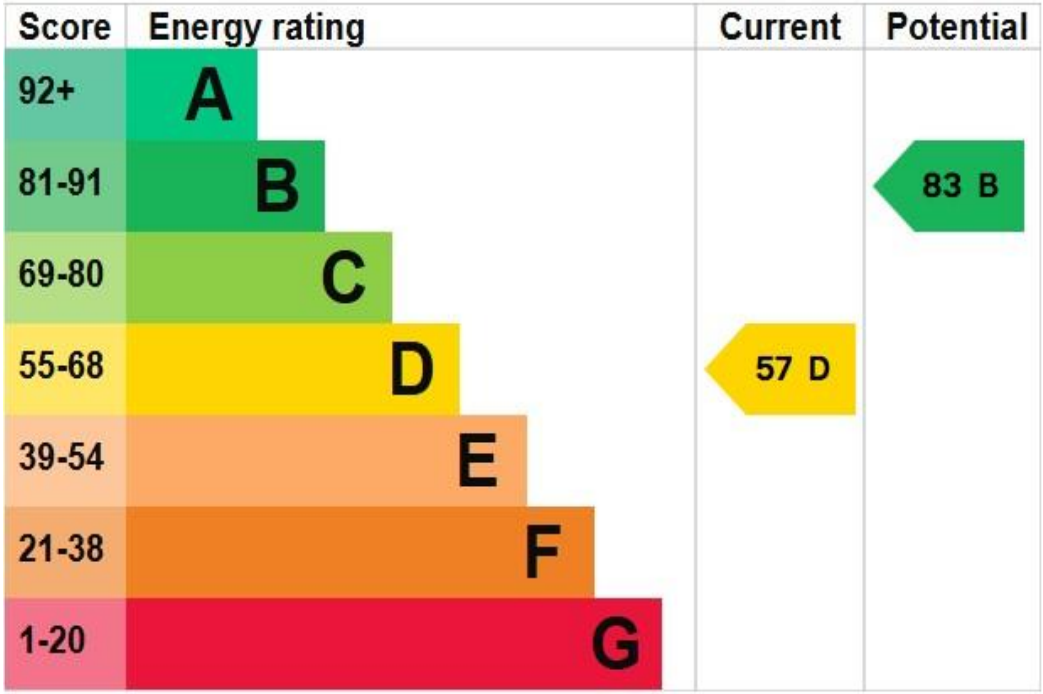











Score
Energy rating
Current
Potential
92+
A
81-91
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C
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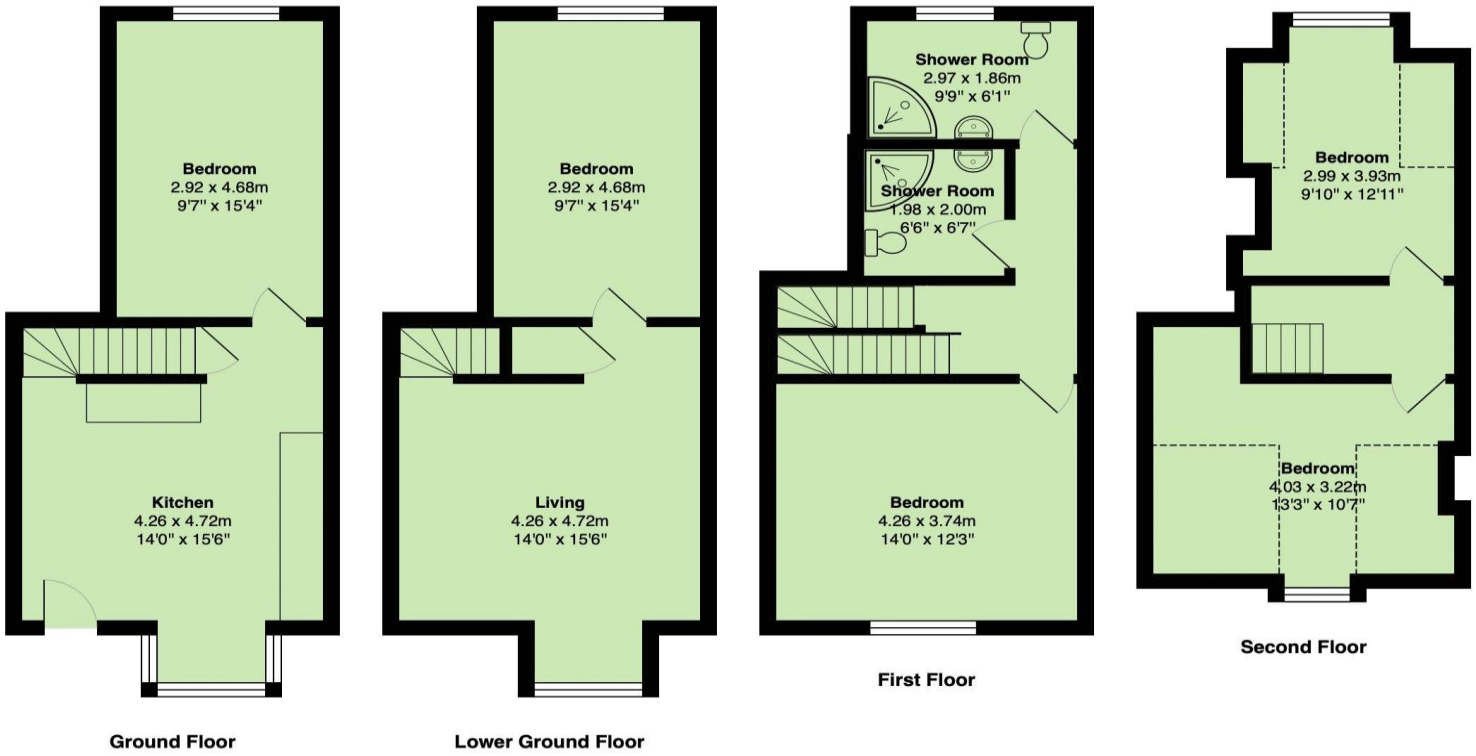
12, Wrangthorn Terrace, Hyde Park, LS6 1HH



Total Area: 135.1 m² ... 1454 ft²

Tenure Freehold **Council Tax Band** A

Possession Sold subject to existing tenancies

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.