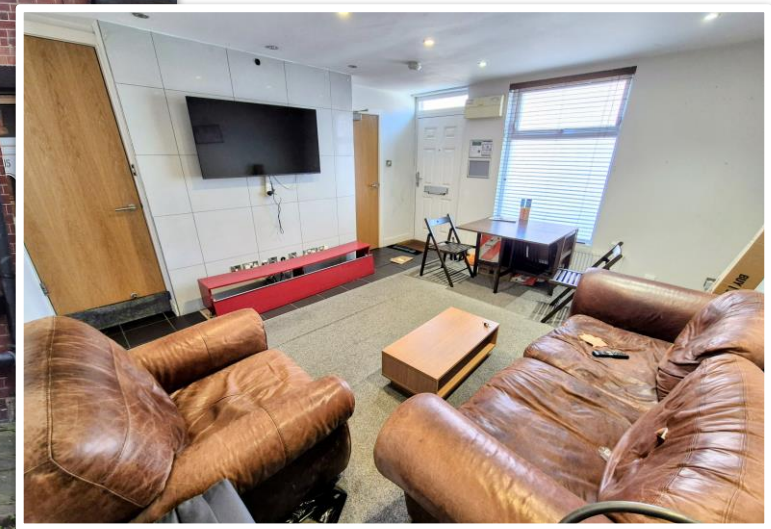




£225,000 Region



- Deceptively spacious end terrace
- Four bedrooms
- Bathroom w/c & shower room w/c
- Popular & convenient Hyde Park location
- Let until 30th June 2027
- Gross rent £28,912 inc bills

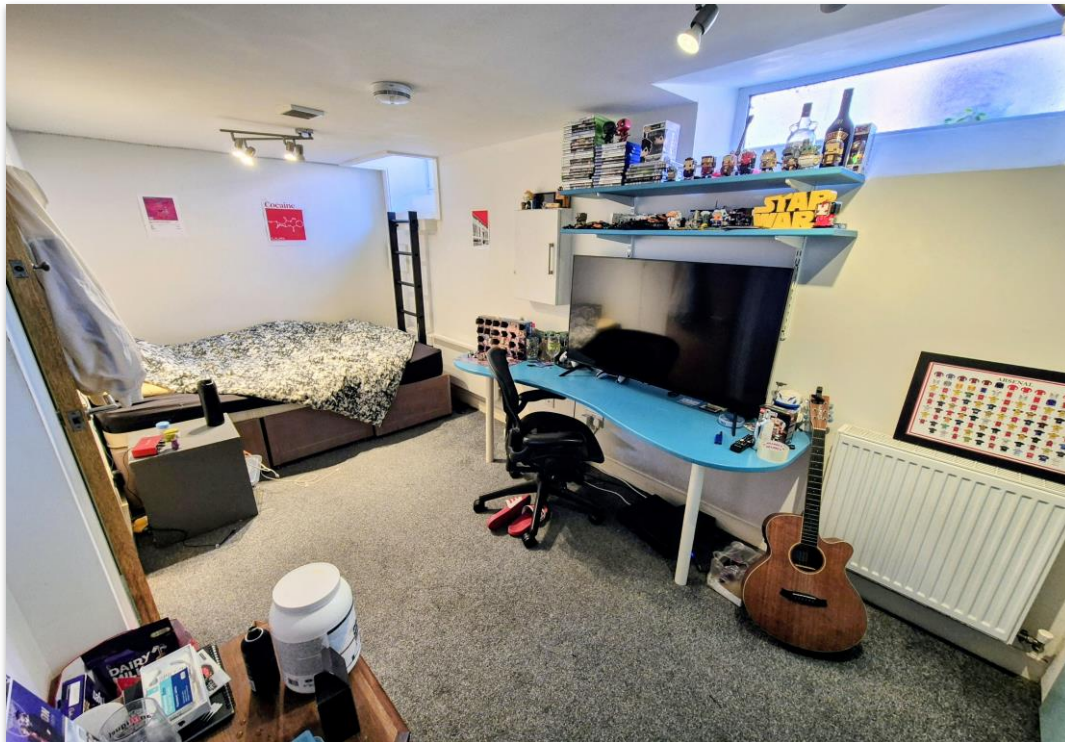


A DECEPTIVELY SPACIOUS FOUR BEDROOMED END BACK TO BACK WITH TWO BATH/SHOWER ROOMS, SITUATED IN THIS VERY CONVENIENT LOCATION, A SHORT WALK TO LOCAL SHOPS, THE HYDE PARK PICTURE HOUSE, TRAIN STATION, THE LOVELY OPEN GREEN SPACES OF HYDE PARK WITH THE MAIN UNIVERSITIES AND LEEDS CITY CENTRE BEYOND.

The property is currently let until 30th June 2026 at £28,288 p/a including bills and re-let from the 1st July 2026 until 30th June 2027 at £28,912 including bills (we understand the net rent is circa £22,256 excluding bills, representing a yield of nearly 10%!). The sale is subject to the successful buyer retaining the current letting agents, Springwell Properties.

The layout comprises a lounge and a modern fitted kitchen on the ground floor, a large bedroom and bathroom w/c on the lower ground floor, two first floor bedrooms and a cupboard on the landing housing the washing machine and tumble drier, with a further bedroom and shower room w/c on the top floor.

The property is street lined with ample on street parking.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold
Possession: Sold subject to existing tenancies
Council Tax Band B

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 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.

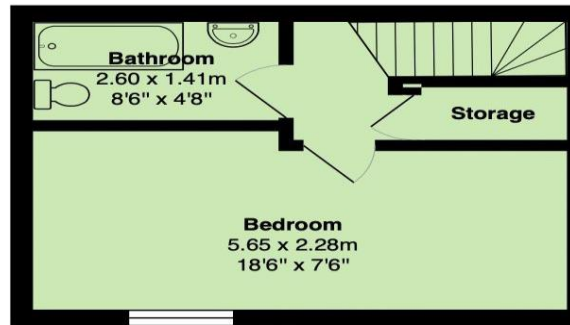
The Renters' Rights Act

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.

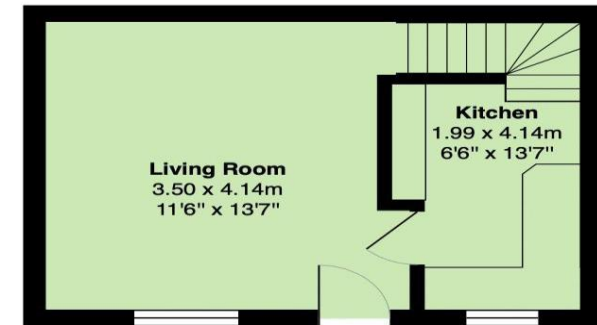
Third party involvement

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.

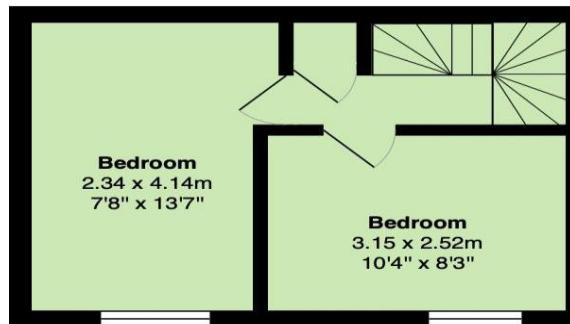
13, Harold Walk, Hyde Park, LS6 1PS



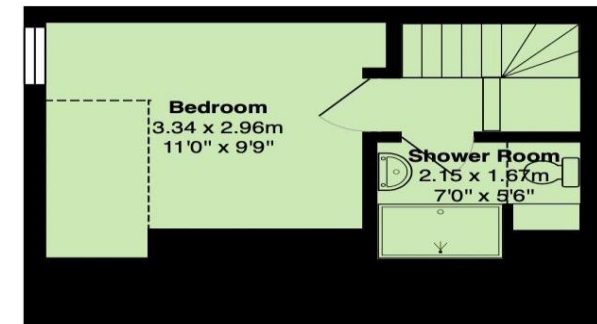
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Total Area: 93.6 m² ... 1007 ft²

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.