

Castlehill

Estate & Letting Agents

12 Royal Park Grove, Leeds
LS6 1HQ

£250,000 Region



- Elevated back to back with garden
- Six bedrooms, two bath/shower rooms & w/c's
- Prime Hyde Park letting location
- Close to amenities, universities & city centre
- Vacant possession
- Lots of potential - lawful C4/HMO use



AN ELEVATED SIX BEDROOMED MID TERRACE BACK TO BACK, SITUATED IN THIS PRIME LETTING LOCATION, JUST A SHORT WALK TO LOCAL SHOPS, THE HYDE PARK PICTURE HOUSE AND THE LOVELY OPEN SPACES OF HYDE PARK WITH THE MAIN UNIVERSITIES AND LEEDS CITY CENTRE JUST BEYOND.

Offered with immediate vacant possession, ideal for investors to perhaps further improve and let on their own terms. The property has a Lawful C4/HMO use certificate and the seller has a HMO Licence until 14th February 2027.

The accommodation in brief comprises a lounge and a well fitted modern kitchen, two lower ground floor bedrooms and a shower room w/c, two first floor bedrooms, a bathroom and a separate w/c on the first floor and two further bedrooms on the top floor. Outside there is a garden to the front with some established planting and ample on street parking.

The property might benefit from some layout alterations, perhaps reducing the number of bedrooms to make it a more appealing.





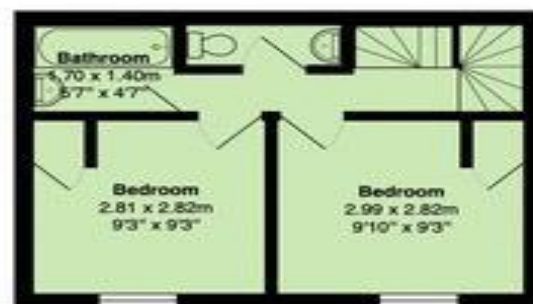
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Lower Ground Floor



Ground Floor



First Floor



Second Floor

Total Area: 105.7 m² ... 1138 ft²

Tenure Freehold **Council Tax Band** A

Possession Immediate vacant possession

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 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](https://www.leeds.gov.uk/) 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.