

# Castlehill

Estate & Letting Agents

19, Hyde Terrace, Leeds  
LS2 9LR



Guide Price £800,000



- Substantial freehold terrace
- Split into 6 self-contained modern flats
- 2 x three beds & 4 x one beds
- Prime location, close to universities & city
- Total rent roll £77,460 p/a inc bills
- Great investment opportunity!



**A SUBSTANTIAL FREEHOLD TERRACE SPLIT INTO SIX SELF CONTAINED FLATS COMPRISING 2 x 3 BEDROOMS AND 4 x 1 BEDROOMS, SITUATED IN ONE OF LEEDS' MANY LEAFY CONSERVATION AREAS, IN A PRIME SOUGHT-AFTER LOCATION, A SHORT WALK TO THE OPEN SPACES OF HYDE PARK, THE MAIN UNIVERSITIES, HOSPITALS AND LEEDS CITY CENTRE. The flats are all let with a total annual rent roll of £77,460 p/a including bills on a fair usage policy. We understand there is one gas supply & boiler providing heating to all the flats and each flat has its own water heater system, there are 4 water supplies, one for each of the 3 bed flats and the four x 1 bed flats share two supplies. There are electric supplies for each flat along with a landlord's supply.**

Flat 3	£18,000 p/a	28.6.26	3 bed
Flat 6	£19,260 p/a	28.6.26	3 bed
Flat 9	£9,900 p/a	28.6.26	1 bed

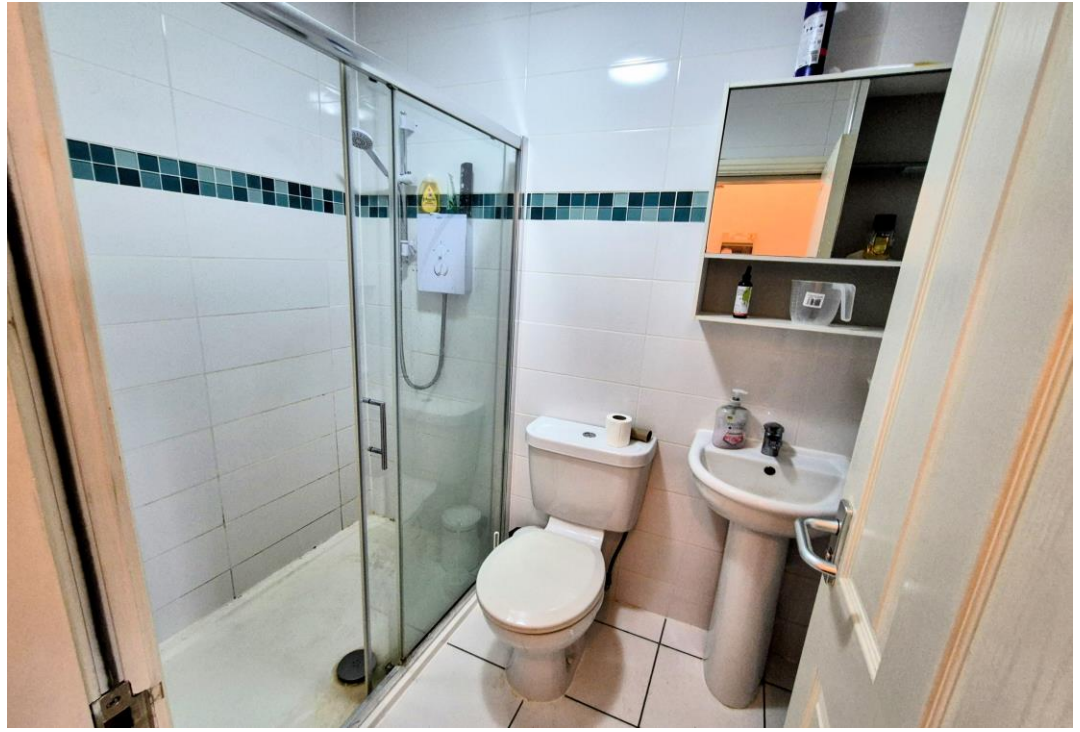
Flat 10	£10,500 p/a	1 bed
Flat 13	£9,600 p/a	1 bed
Flat 14	£10,200 p/a	1 bed

We are advised that the bills cost in the region of £11,000 to £12,000 p/a. The seller would prefer the successful buyer to retain the current lettings management agent, Malwiyya Properties. We understand all the flats are being actively marketed for re-letting and our sales details will be updated to reflect any new lettings when we are advised accordingly.

Outside, there is a lawned garden to the front and a yard to the rear. Parking on street is available on a time limited basis.





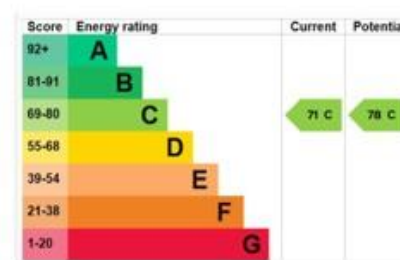




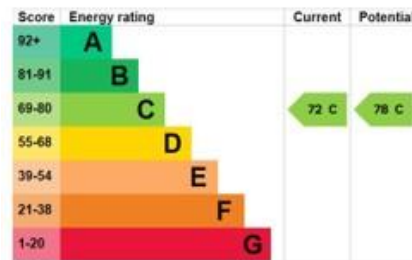
Flat 3



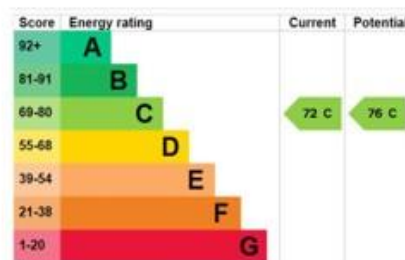
Flat 6



Flat 9



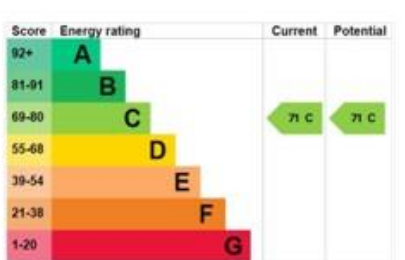
Flat 10

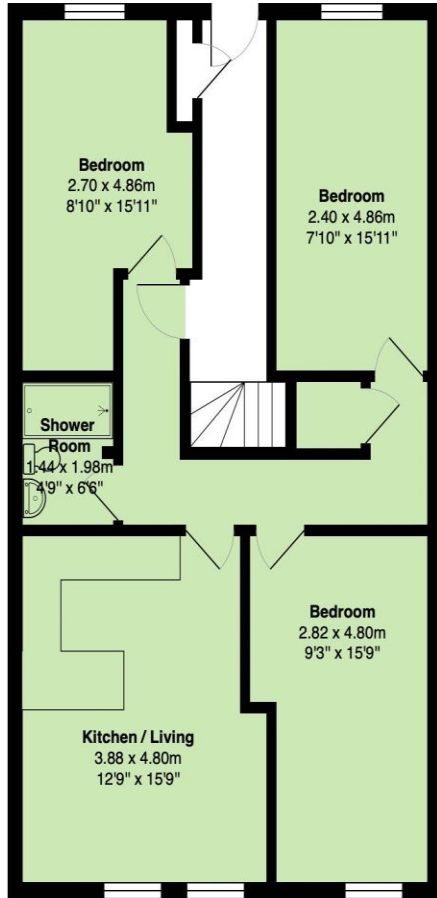


Flat 13

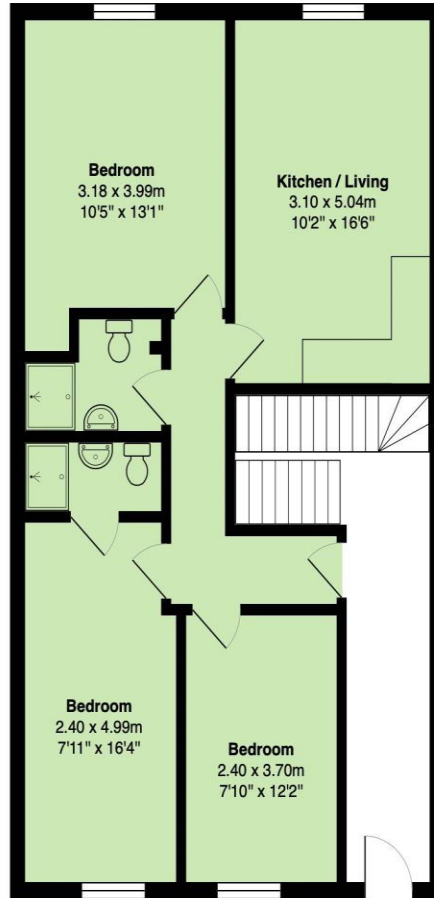


Flat 14

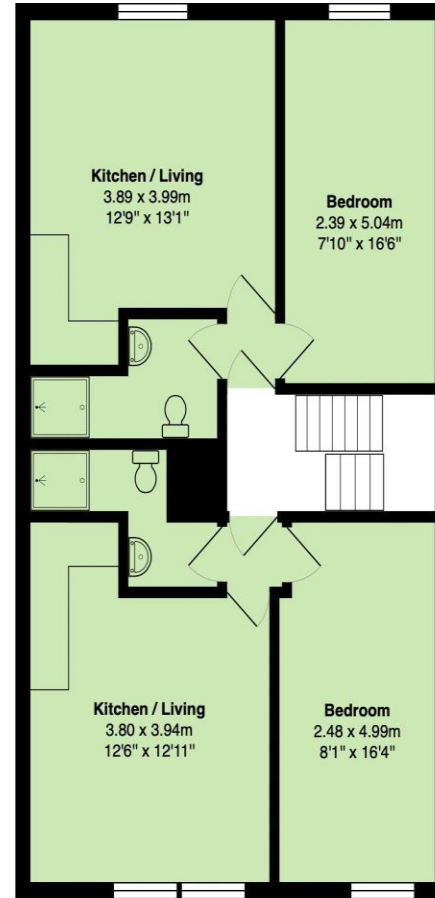




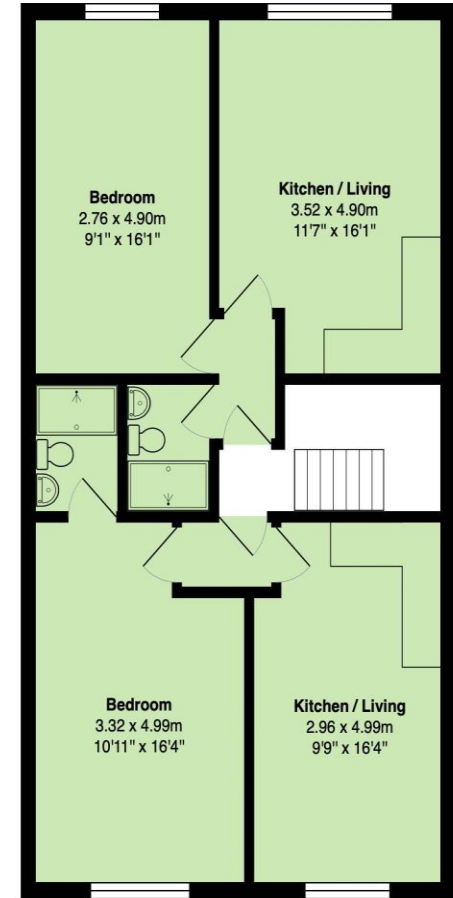
Lower Ground Floor - Flat 3



Ground Floor - Flat 6



First Floor - Flat 9 & 10



Second Floor - Flat 13 & 14

Total Area: 308.1 m<sup>2</sup> ... 3316 ft<sup>2</sup>

**Tenure** Freehold **Possession** The property is being sold subject to the existing tenancy agreements. **Council Tax Bands** A - B

#### 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.

#### 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.

#### 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