

# Castlehill

Estate & Letting Agents

141, Hyde Park Road, Leeds  
LS6 1AJ

£425,000 Region



- Characterful terrace with long garden
- Six bedrooms, two shower room w/c's
- Prime Hyde Park location, next to park
- Very close to universities & city centre
- Let until 30th June 2027
- Gross rent £40,045 p/a ex bills



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Your Sales  
and Lettings  
Specialist in  
North Leeds

A WELL PRESENTED CHARACTERFUL SIX BEDROOMED INVESTMENT PROPERTY SITUATED IN THIS PRIME LOCATION WITH A LONG GARDEN, A MINUTE'S WALK TO THE LOVELY OPEN SPACES OF HYDE PARK WITH THE UNIVERSITIES AND LEEDS CITY CENTRE JUST BEYOND.

The property is currently let until 30th June 2026 at £46,302 p/a including bills and re-let from the 1st July 2026 until 30th June 2027 at £40,045 excluding bills.

The seller has a HMO Licence until 12th July 2027 and the property has lawful use as a C4 HMO.

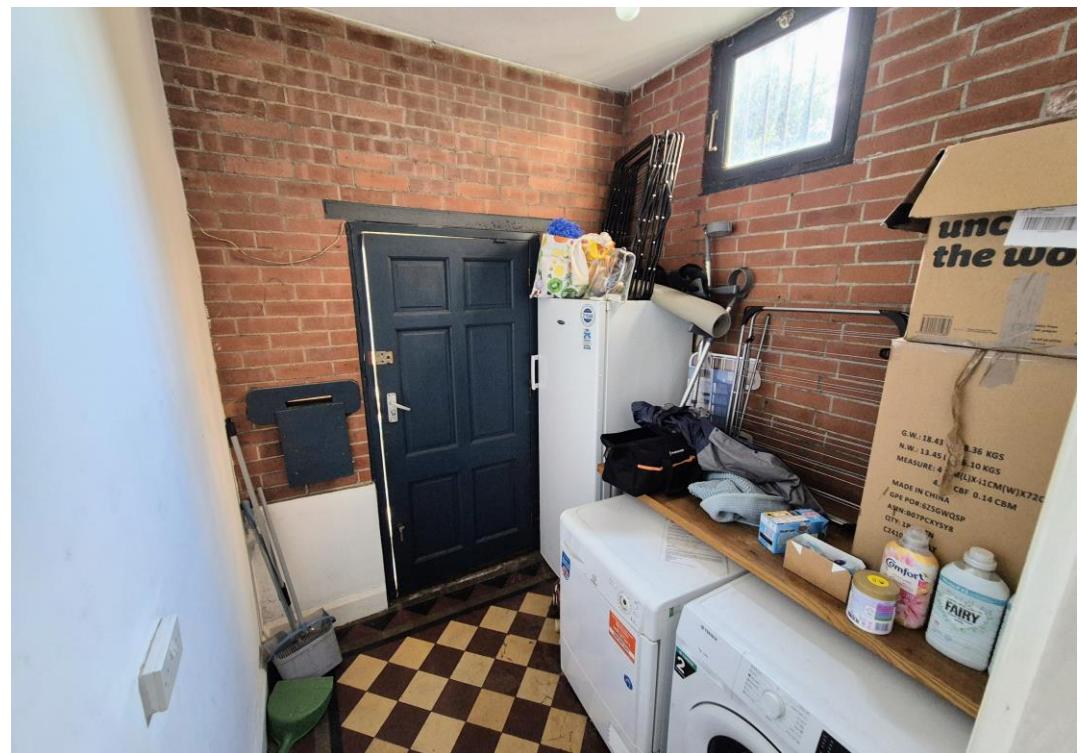
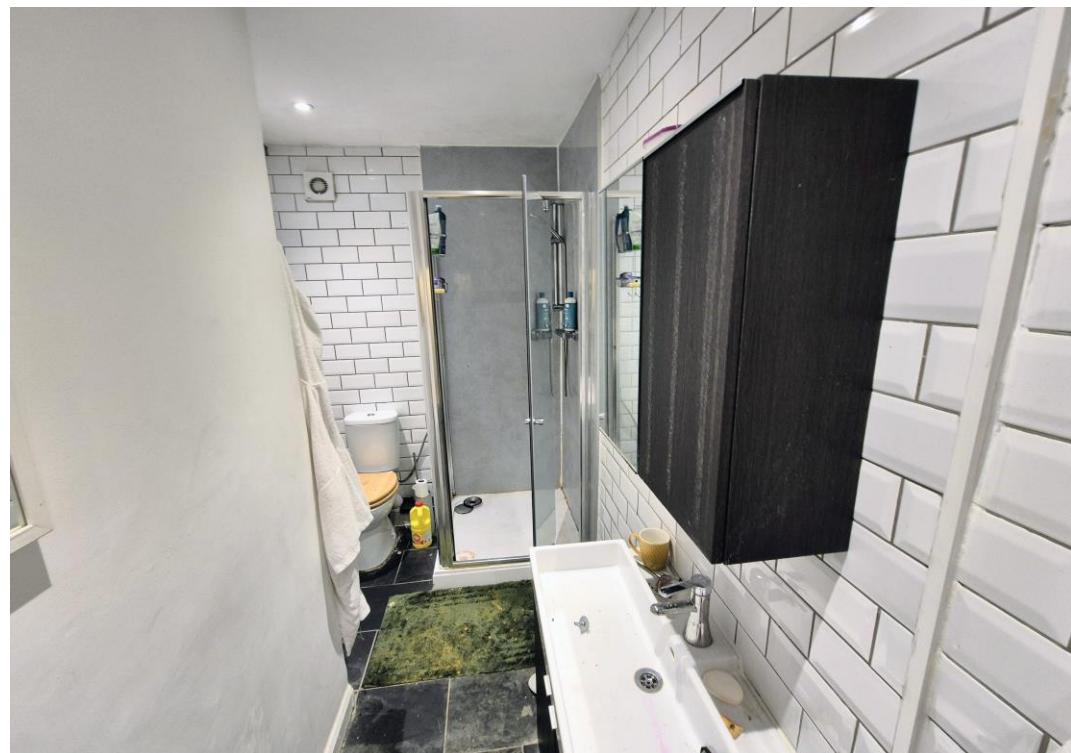
The sale is subject to the successful buyer retaining the current letting management agent, Stonehouse Properties. The spacious and well planned accommodation comprises an entrance hall doubling up as a utility room, a modern fitted dining kitchen, a lounge overlooking the long garden to the rear, two lower ground floor bedrooms and a shower room w/c , three first floor bedrooms and a shower room w/c and a further bedroom on the top floor.

Outside, there is an enclosed paved garden to the front and a lovely long garden to the rear with potential to create off street parking, subject to relevant consents.

Point to note - Following the recent introduction of the Rent Reform Act, unless further changes are made, from the 1st May 2026, the above tenancies will automatically transfer from assured shorthold tenancy agreements to periodic tenancy agreements, therefore the termination dates of each tenancy will no longer apply.









**Tenure** Freehold  
**Council Tax Band** C  
**Possession** Subject to tenancies

#### Viewings

All viewings are by appointment. 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. 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 a mortgage broker along with other property professionals.

#### Appliances/Services

None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

#### 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.

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer or contract. Intending purchasers must rely upon their own inspection of the property.

