



- Highly characterful period end terrace
- Very spacious accommodation with garage
- Six double bedrooms
- Prime location off Hyde Park corner
- PP for 1 x 4 bed duplex flat & 1 x 3 bed duplex flat
- Let until 30th June 2027 @ £43,800 p/a



A SUBSTANTIAL AND HIGHLY CHARACTERFUL SIX BEDROOMED END PERIOD TERRACE, WITH AN EXTENSIVE BASEMENT AND A DETACHED GARAGE, SITUATED IN THIS PRIME AND SOUGHT-AFTER LOCATION JUST OFF HYDE PARK CORNER, WITH LOCAL SHOPS, BARS, HYDE PARK, THE UNIVERSITIES AND LEEDS CITY CENTRE ALL WITHIN EASY WALKING DISTANCE.

The property retains many period features including a stunning fireplace in the lounge, ceiling covings and mouldings, high ceilings and very spacious room proportions, briefly comprising an entrance vestibule with stained glass lights and door leading to a generous entrance hall, a lounge with a fantastic marble feature fire surround, a double bedroom with another feature fireplace and a large modern fitted dining kitchen. There is an extensive basement with three rooms.

Upstairs, there are three bedrooms, a bathroom w/c, a shower room w/c and a separate w/c on the first floor and two further bedrooms on the top floor.

Externally, there is a small garden to the front, a yard to the rear leading to a good sized detached garage which may also offer potential for further development, additional rental income or at the least, very useful storage.

Planning permission has also been granted to convert the property into a four bedroomed duplex flat and a three bedroomed duplex flat with potential to increase rental income to circa £45,000 p/a. Planning reference 24/00951/FU.

The property is currently let until 30th June 2027 @ £43,800 p/a excluding bills. The sellers have a HMO Licence until 3rd October 2028. The property also has a lawful use certificate for C4 (HMO) use. The sale is subject to the buyer retaining the current lettings management agent, Leeds Rentals, for at least the remainder of the tenancy.







Tenure Freehold

Council Tax Band E

Possession Subject to existing tenancy agreements.

Point to note: Photographs taken pre tenancy

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.

Viewings
All viewings are by appointment. Please note that some viewing arrangements may require at least 24 hours notice.

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.

Houses in Multiple Occupation (HMO)
This property is in an Article 4 direction area which relates to Houses in Multiple Occupation (HMO's). Please see the [Leeds City Council](https://www.leeds.gov.uk/city-council) website for more information.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

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

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