



£155,000 Region



- End back to back terrace
- Two double bedrooms
- Popular Hyde Park location
- Close to universities & city centre
- Let until 30th June 2027
- Gross rent £15,434 p/a inc bills



**NOW RE-LET FROM 1ST JULY 2026 UNTIL 30TH JUNE 2027 AT £15,434 P/A INCLUDING BILLS. (NET RENT EXCLUDING BILLS, CIRCA £11,440 P/A) A WELL MAINTAINED TWO BEDROOMED END BACK TO BACK TERRACE, SITUATED IN THIS POPULAR AND CONVENIENT LOCATION, LET UNTIL 30TH JUNE 2026 AT £13,974 p/a INCLUDING BILLS. CLOSE TO LOCAL SHOPS, THE HYDE PARK PICTURE HOUSE, TRAIN STATION AND WITHIN EASY REACH OF THE UNIVERSITIES AND LEEDS CITY CENTRE.**

An ideal investment opportunity, the accommodation comprises, a lounge and modern fitted kitchen on the ground floor, a cellar, a double bedroom and bathroom w/c on the first floor and a generous double bedroom on the top floor with dormer and gable end windows.

The property is street lined with ample on street parking. The sale is subject to the successful buyer retaining the current lettings management, Leeds Rentals, until at least the remainder of the agreed tenancies.





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

**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. 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 a 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.

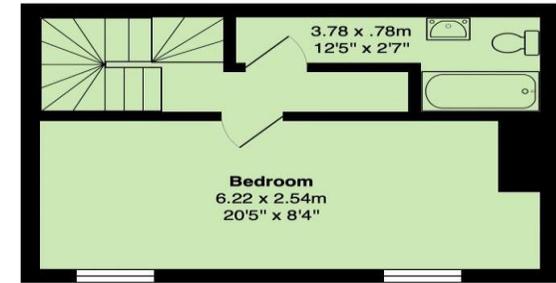
**Appliances/Services**  
 None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

**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.

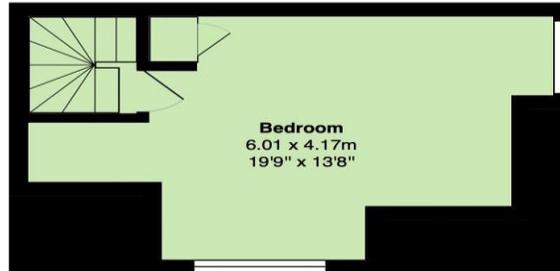
**House in Multiple Occupation (HMO)**  
 This property is in an Article 4 direction area which relates to Houses in Multiple Occupation. Please see the [Leeds City Council](http://Leeds City Council website) website for more information.



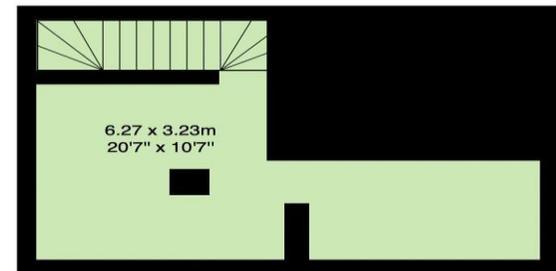
Ground Floor



First Floor



Second Floor



Basement

Total Area: 101.1 m<sup>2</sup> ... 1088 ft<sup>2</sup>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	58 D	
39-54	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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