



- Well presented double fronted end terrace
- Six bedrooms, three bath/shower room w/c's
- Popular & convenient location
- Let until 30th June 2026
- Gross rent £42,120 p/a
- Potential for over 10% yield!



A WELL PRESENTED AND MANAGED SIX BEDROOM DOUBLE FRONTED END BACK TO BACK, WITH THREE BATH/SHOWER ROOM W/C'S, SITUATED IN THIS VERY CONVENIENT LOCATION, CLOSE TO LOCAL SHOPS, THE HYDE PARK PICTURE HOUSE, THE LOVELY OPEN SPACES OF HYDE PARK AND WITHIN EASY REACH OF THE UNIVERSITIES AND LEEDS CITY CENTRE.

The property is currently let at until 30th June 2026 at £42,120 p/a including bills. The seller advises us that they budget £15ppw for bills, therefore representing a net rent of circa £36,440 p/a.

The seller has a HMO Licence until 11th July 2027 and the property has lawful use as a HMO/C4 class use. The seller can provide copy tenancy agreements from previous years demonstrating a strong and continuous letting history. The property is currently being marketed to re-let and our sales details will be updated as and when we are advised this has been achieved.

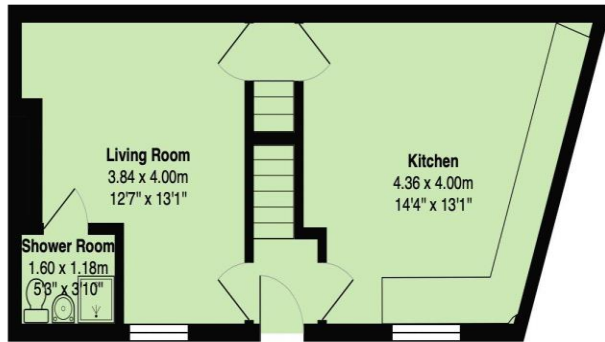
The seller carried out various roof repairs and increased roof insulation in 2024 with 5 and 20 year guarantees in place, helping the property achieve a grade C EPC. The accommodation comprises an entrance hall, a modern dining kitchen, a lounge with a shower room w/c off, all on the ground floor, two lower ground floor double bedrooms, two first floor double bedrooms, one having additional access to the house bathroom w/c on an en-suite basis and two further bedrooms on the top floor with a third shower room w/c. The property is street lined with ample on street parking.



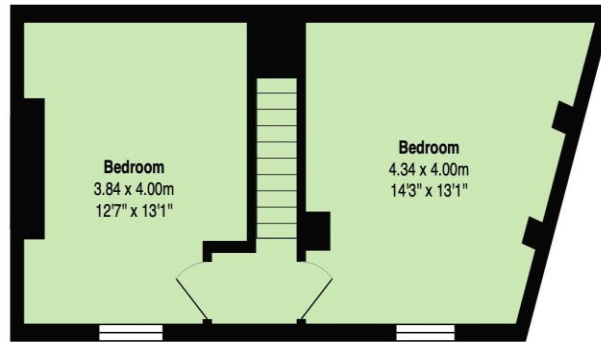


Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

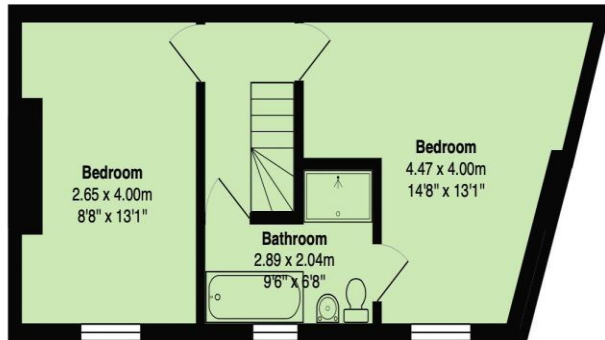
2, Kelsall Road, Hyde Park, LS6 1QZ



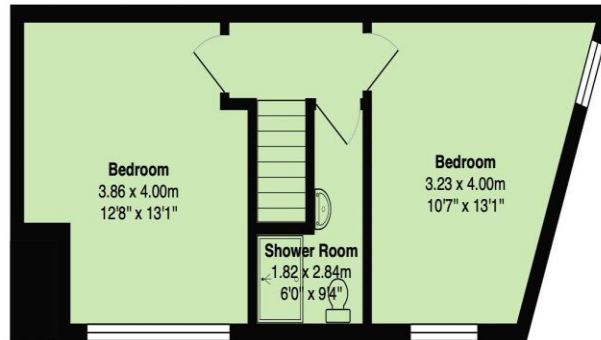
Ground Floor



Lower Ground Floor



First Floor



Second Floor

Total Area: 143.5 m² ... 1544 ft²

Council Tax Band B
Possession Subject to tenancies

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 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 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.