

Castlehill

Estate & Letting Agents

52 Brudenell Road, Leeds
LS6 1BD



£425,000 Region



- Substantial end terrace
- Eight bedrooms, two kitchens
- Prominent & prime Hyde Park location
- Very close to universities & city
- Lots of potential and flexibility
- Income potential in excess of £40,000 p/a



A SUBSTANTIAL EIGHT BEDROOMED END TERRACE, SITUATED IN THIS PRIME AND PROMINENT POSITION, A SHORT WALK TO LOCAL SHOPS, CAFES, THE HYDE PARK PICTURE HOUSE, THE LOVELY OPEN GREEN SPACES OF HYDE PARK, THE UNIVERSITIES AND LEEDS CITY CENTRE BEYOND.

Offered with vacant possession, this very spacious property offers flexible accommodation, either as an eight bedroomed let with two kitchens or possibly letting the lower ground floor on its own as a one or two bedroomed flat and a six bedroomed let above, subject to relevant consents.

The accommodation currently comprises an entrance hall, bedroom, lounge and kitchen on the ground floor, a lower ground floor kitchen, two bedrooms and a shower room w/c, two first floor bedrooms, a separate w/c, a shower room w/c and three further bedrooms on the top floor.

Outside, there is a small enclosed low maintenance garden area and on street parking. The seller has a HMO Licence until 7th March 2027. Internal viewing strongly advised to fully appreciate the potential and flexibility of this well placed property with income potential of well over £40,000.





Tenure Freehold

Council Tax Band C

Possession Sold subject to vacant possession

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.

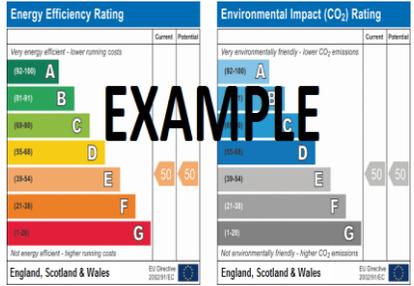
Offer procedure
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Anti Money Laundering
Under UK Law, Estate agents are required to carry out Anti Money Laundering (AML) checks in line with regulations and guidance set out by HMRC. These checks include identifying the source of funds used to purchase 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.

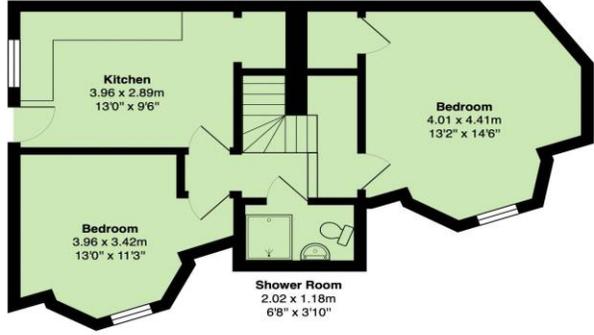
Appliances/Services
None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

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.

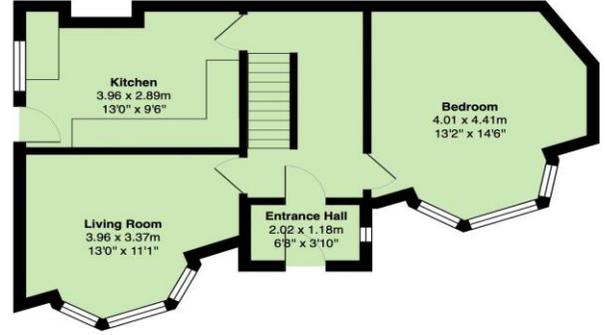


52, Brudenell Road, Hyde Park, LS6 1BD

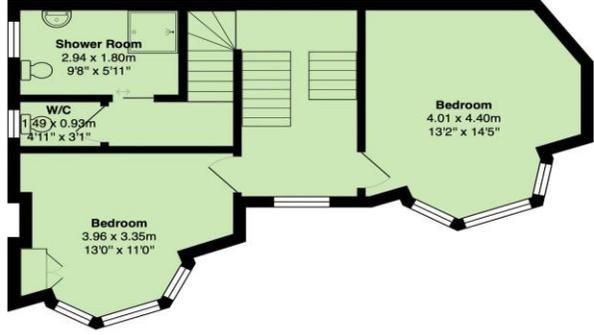
Lower Ground Floor



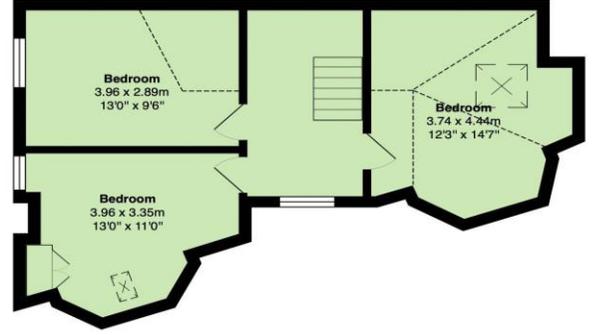
Ground Floor



First Floor



Second Floor



Total Area: 195.1 m² ... 2100 ft²

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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Your Sales and Lettings Specialist in North Leeds