



- Stylish back to back terrace
- Two double bedrooms, both with en-suite
- Popular Hyde Park location
- Open plan modern living kitchen
- Let until 30th June 2026
- Gross rent £13,728 p/a ex bills



**A FANTASTIC TWO BEDROOMED END BACK TO BACK TERRACE WITH EACH BEDROOM HAVING AN EN-SUITE BATH/SHOWER ROOM W/C, SITUATED IN THIS CONVENIENT LOCATION, A SHORT WALK TO LOCAL SHOPS, HYDE PARK PICTURE HOUSE, TRAIN STATION, THE LOVELY OPEN SPACES OF HYDE PARK AND INTO LEEDS CITY CENTRE AND THE MAIN UNIVERSITIES.**

The property is currently let until 30th June 2026 at £13,728 p/a excluding bills and is being marketed to re-let at £14,040 p/a excluding bills. The sale will be subject to the successful buyer retaining Castlehill as the managing letting agent if a let is agreed during marketing/the purchase procedure.

The well maintained and presented property features a stunning open plan lounge and a modern fitted kitchen with breakfast bar, a basement, a double bedroom with an en-suite bathroom w/c on the first floor and a further double bedroom with an en-suite shower room w/c on the top floor. The property is street lined and there is ample on street parking. Internal viewing recommended of this great investment opportunity.

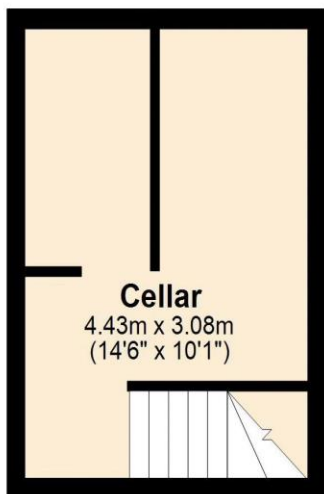






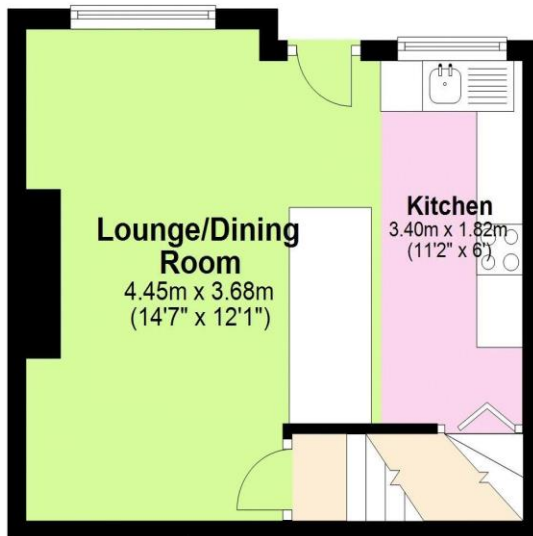
## Cellar

Approx. 13.6 sq. metres (146.9 sq. feet)



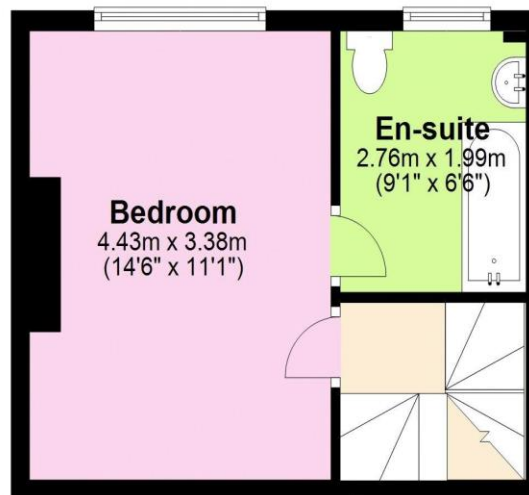
## Ground Floor

Approx. 26.3 sq. metres (283.0 sq. feet)



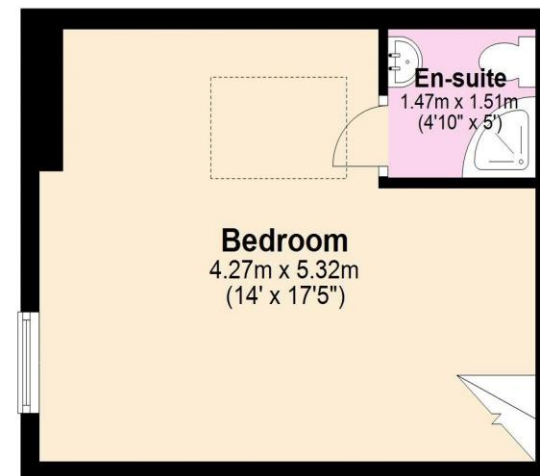
## First Floor

Approx. 24.9 sq. metres (267.7 sq. feet)



## Attic

Approx. 23.1 sq. metres (249.1 sq. feet)



**Total area: approx. 87.9 sq. metres (946.6 sq. feet)**

Floor plans are for identification only. All measurements are approximate.  
Plan produced using PlanUp.

### Tenure

Freehold

### Council Tax Band

A

### Possession

Sold subject to existing tenancies

### 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/leeds-city-council) website for more information.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	53 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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