

# Castlehill

Estate & Letting Agents

5, Regent Park Terrace, Leeds  
LS6 2AX



£450,000 Region



- Characterful end terrace in prime location
- Six bedrooms
- Good sized garden in leafy conservation area
- Close to Hyde Park & universities
- Let until 30th June 2027
- Gross rent £40,560 p/a ex bills



**A VERY SPACIOUS AND CHARACTERFUL FEATURE END TERRACE WITH A GOOD SIZED GARDEN, SITUATED IN THIS PRIME LOCATION IN ONE OF LEEDS LEAFY CONSERVATION AREAS, JUST OFF HYDE PARK CORNER, A SHORT WALK TO LOCAL SHOPS, CAFES, THE LOVELY OPEN SPACES OF HYDE PARK, THE UNIVERSITIES AND LEEDS CITY CENTRE.**

The well presented and planned property is currently let at £39,000 excluding bills until 30th June 2026 at and re-let from 1st July 2026 until 30th June 2027 at £40,560 excluding bills. The seller has a HMO Licence until 10th July 2027.

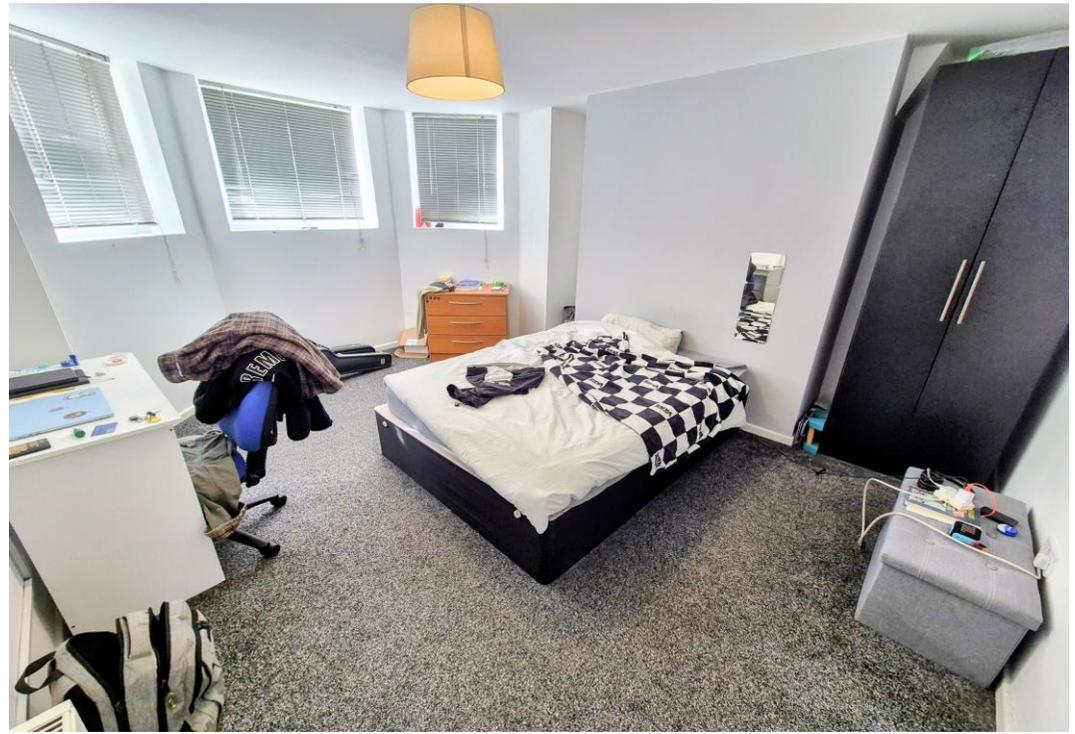
The accommodation comprises six good sized double bedrooms, a modern dining kitchen, a lounge, a bathroom w/c and a shower room w/c.

There are generous lawned gardens to the front, a path to the side and a yard to the rear with potential for some off street parking.

here must be excellent potential to further upgrade the property and plenty of space add en-suite facilities if required, subject to relevant consents.

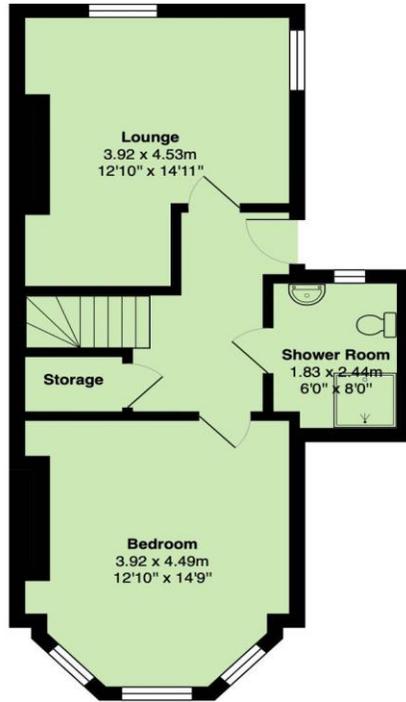
The seller would prefer the current lettings agent, Diamond Properties to be retained as the managing agent.



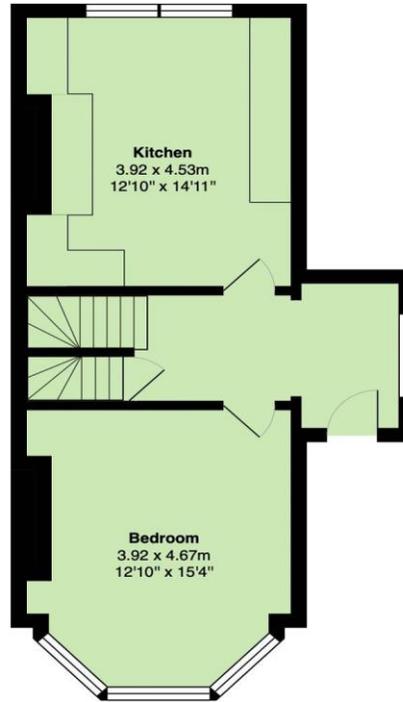




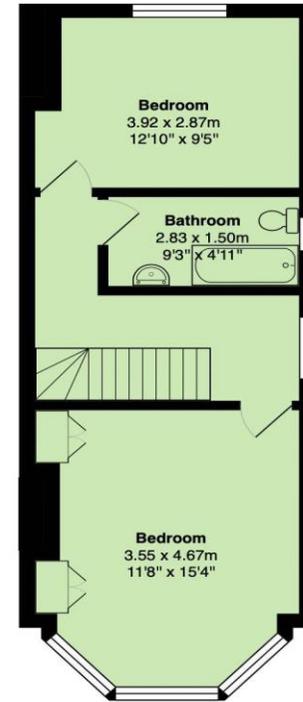
5, Regent Park Terrace, Headingley, LS6 2AX



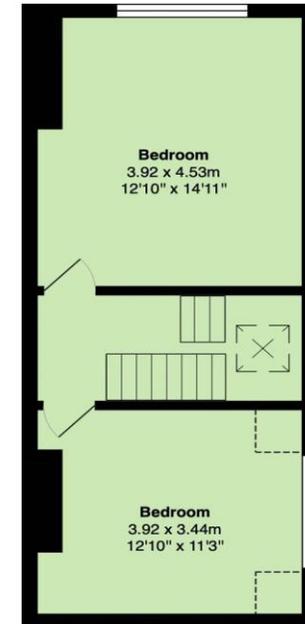
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Total Area: 169.8 m<sup>2</sup> ... 1828 ft<sup>2</sup>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

**Tenure** Freehold

**Council Tax Band** C

**Possession** Subject to Tenancies

#### 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.

#### 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.

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#### 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](https://www.leeds.gov.uk/leeds-city-council) website for more information.

#### Rent Reform Act

The Rent Reform 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.

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