

Castlehill

Estate & Letting Agents

71 Royal Park Avenue, Leeds
LS6 1EZ

£395,000 Region



- Substantial terrace
- Split into 4 x 1 bedroomed flats
- Prime Hyde Park position
- Close to universities & city centre
- Total rent £2,455 pcm ex bills
- Great investment opportunity



THIS SUBSTANTIAL TERRACE IS SPLIT INTO FOUR SELF-CONTAINED ONE BEDROOMED FLATS, PROVIDING WELL PRESENTED AND PLANNED ACCOMMODATION, SITUATED IN THIS PRIME LETTING LOCATION, A SHORT WALK TO THE LOVELY OPEN SPACES OF HYDE PARK, LOCAL SHOPS, THE HYDE PARK PICTURE HOUSE, THE UNIVERSITIES AND LEEDS CITY CENTRE. An ideal on-going investment concern with all four flats let as follows, all flats are excluding bills:

Flat 1	£625pcm, excluding bills	Let until 30th November 2026
Flat 2	£595pcm excluding bills	Let until 30th April 2026
Flat 3	£610 pcm excluding bills	Let until 31st July 2026
Flat 4	£625 pcm excluding bills	Periodic/rolling contract

The property was granted planning permission in 2006 to convert into the four flats (26/543/05/FU). Each flat has its own separate utilities with the layout comprising two ground and lower ground floor duplex flats, featuring spiral staircases, a first floor flat and a second floor flat. There is a garden to the front and a yard to the rear providing access to Flat 1. Ample parking is available on street.

There must be potential for fairly significant rental uplift, so we advise early viewing to appreciate the full potential. The sale is subject to the successful buyer retaining the current lettings management agent, Linley Properties.





71, Royal Park Avenue, Hyde Park, LS6 1EZ

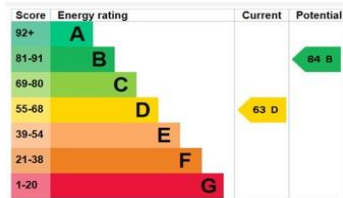
Flat 1 72 Royal Park Grove



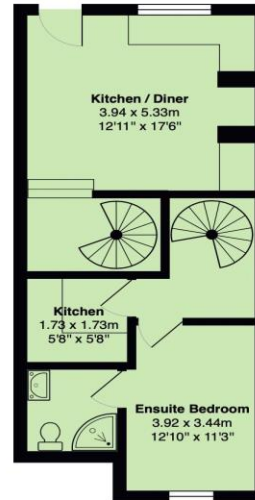
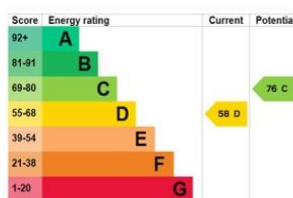
Flat 2 Royal Park Avenue



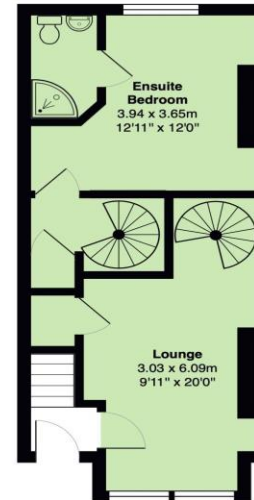
Flat 3 Royal Park Avenue



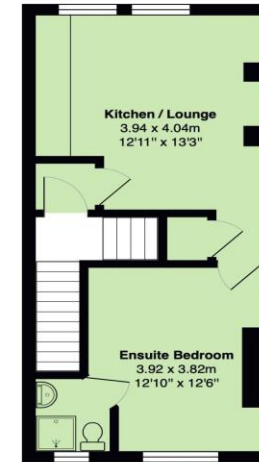
Flat 4 Royal Park Avenue



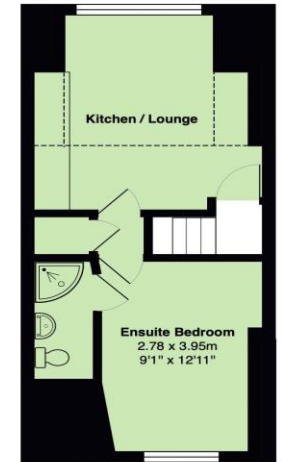
Lower Ground Floor
Flat 1 & 2



Ground Floor
Flat 1 & 2



First Floor
Flat 3



Second Floor
Flat 4

Total Area: 139.5 m² ... 1502 ft²

Tenure

Freehold

Council Tax Band

A

Possession Sold subject to existing tenancies

Council Tax Bank: A

Viewings

All viewings are by appointment. Please note that some viewing arrangements may require at least 24 hours notice.

Point to note

The Rent Reform Act is due to be implemented on the 1st May 2026, we advise buyers to familiarise themselves with the impact of the legislation.

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.

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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