



Offers Over £450,000 Region

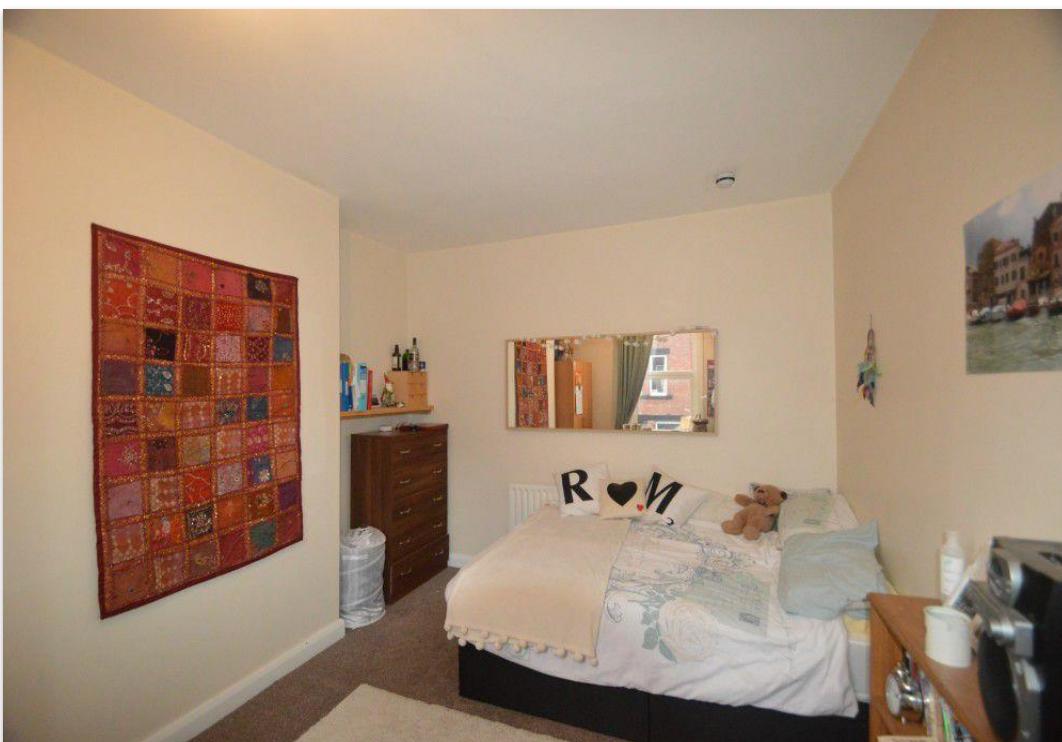


- Seven bedroomeed terrace
- Great HMO investment opportunity
- Prime Hyde Park location
- Close to universities & city centre
- Let until 30th June 2027
- Gross rent £51,100 p/a inc bills

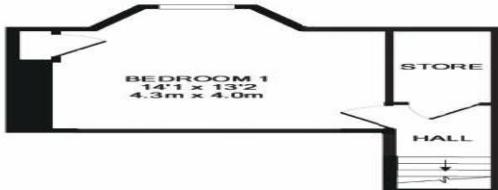
**A WELL MANAGED AND PRESENTED SEVEN BEDROOMED TERRACED INVESTMENT PROPERTY, SITUATED IN THIS PRIME AND VERY CONVENIENT LOCATION, A SHORT WALK TO LOCAL SHOPS, THE HYDE PARK PICTURE HOUSE, THE LOVELY OPEN SPACES OF HYDE PARK AND THE MAIN UNIVERSITY CAMPUS' AND LEEDS CITY CENTRE.** The property is currently let until 30th June 2026 at £50,960 p/a including bills (£45,864 p/a excluding bills) and re-let from the 1st July 2026 until 30th June 2027 at £51,100 p/a including bills (£45,864 excluding bills), providing a very attractive gross yield of just over 10!!!! The seller has a HMO Licence until 13th June 2027 and the property has a Sui Generis Lawful use certificate for HMO use.

The sale is not subject to any lettings management tie-in, allowing buyers to self-manage or appoint their preferred agent. The accommodation comprises an entrance hall, a lounge, a bedroom and a modern fitted kitchen on the ground floor, a lower ground floor bedroom and store room, three first floor bedrooms and two modern shower room w/c's, with two further bedrooms on the top floor. Outside, there is a small garden frontage and an enclosed yard to the rear with an attractive seating area. There is ample on street parking. Point to note - Following the recent introduction of the Rent Reform Act, unless further changes are made, from the 1st May 2026, the above tenancies will automatically transfer from assured shorthold tenancy agreements to periodic tenancy agreements, therefore the tenancy termination dates will no longer apply.

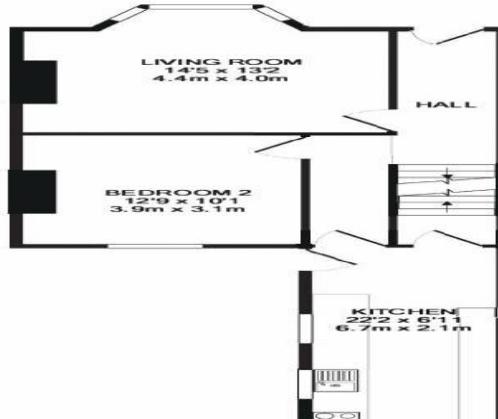
**Tenure – Freehold Possession –** The property is being sold subject to the existing tenancy agreements. **AML** - Under UK Law, Estate agents are required to carry out Anti Money Laundering (AML) checks in line with regulations and guidance set out by HMRC. These checks include identifying the source 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 and we will carry out an electronic identity check. We may also need to request photographic identification and/or proof of address.



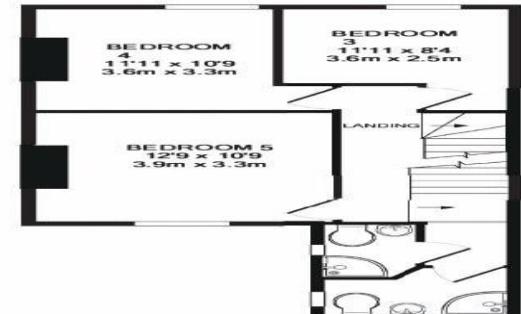




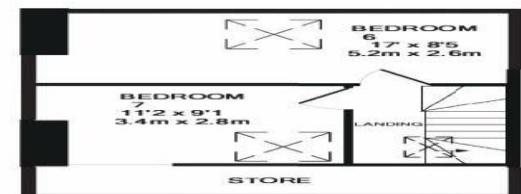
BASEMENT LEVEL  
APPROX. FLOOR  
AREA 224 SQ.FT.  
(20.9 SQ.M)



GROUND FLOOR  
APPROX. FLOOR  
AREA 744 SQ.FT.  
(68.3 SQ.M)



1ST FLOOR  
APPROX. FLOOR  
AREA 478 SQ.FT.  
(44.4 SQ.M)



2ND FLOOR  
APPROX. FLOOR  
AREA 478 SQ.FT.  
(44.4 SQ.M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission. The plan is drawn at a scale of 1:100. The plan is for illustrative purposes only and is not to scale. The services shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Mode with Metripix 92017

**Tenure**  
Freehold  
**Council Tax Band**  
C  
**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

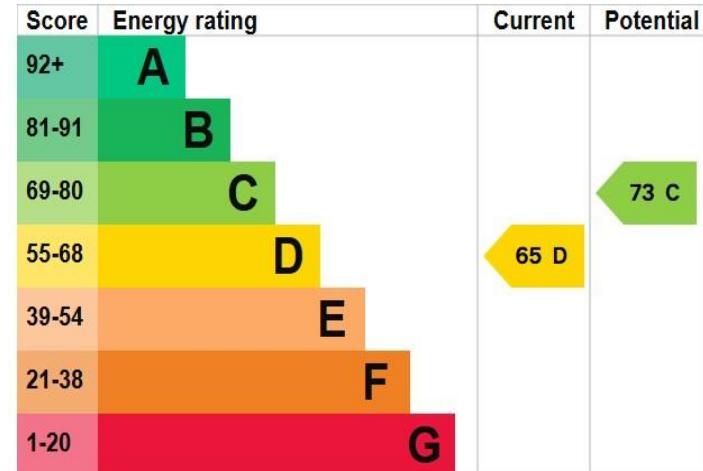
None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

#### 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](#) website for more information.*



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.