

Castlehill

Estate & Letting Agents

37 Royal Park Avenue, Leeds
LS6 1EZ



£192,500 Region



- 2X BED & 2X BATH BACK TO BACK
- POPULAR HYDE PARK
- LET UNTIL AUGUST 2026 @ £995pcm
- INVESTMENT OPPORTUNITY
- VERY WELL PRESENTED
- VERY CLOSE TO UNI & EASY REACH TO CITY



Situated in a popular letting location of Hyde Park is this well presented 2 bedroomed & 2 bathroomed back to back, let until 21st August 2026!

The elevated property is gas centrally heated & upvc double glazed and is in a popular letting location for students and young professionals, situated only a short distance across Hyde Park to the University and close to the City centre, now being sold as an on-going concern, with immediate income on completion, let at £995 per calendar moth excluding bills!

An ideal investment opportunity or parents considering a purchase for their son/daughter due to the close proximity to the University! In brief the property comprises lounge, larger than average kitchen, good sized basement, first floor double bedroom and house bathroom and w/c and a further bedroom on the second with an ensuite shower room & wc and built in wardrobes.

Externally there is a low maintenance garden to the front, which does enjoy a sunny aspect.

The sale is subject to the successful buying retaining the existing lettings management agent (Castlehill) for at least the remainder of the existing tenancy.





Council Tax Band	A	Tenure	Freehold	Possession	The property is currently subject to existing tenancies
To Note :	Photographs taken pre tenancy				
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.				
Appliances/Services	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.				
Management Clause	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)	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.				
Rent Reform Act	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.				
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.				

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



Total Area: 97.7 m² ... 1051 ft²

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	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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