



- FIRST HOME OR INVESTMENT
- Characterful, Two Bedroomed Terrace
- Vacant Possession After July 2026
- Just Off Hyde Park Corner & Close to Uni
- Well Presented Interior
- Gas Centrally Heated & UPVC D/Glazed





**A VERY CONVENIENTLY SITUATED, WELL PRESENTED TWO BEDROOMED END BACK TO BACK, JUST OFF HYDE PARK CORNER. ONLY A FEW MINUTES WALK TO THE MAIN UNIVERSITY CAMPUS AND WITHIN EASY REACH OF CITY CENTRE & HEADINGLEY.**

The elevated property is currently tenanted until 8th July 2026 and generating a monthly rental of £975. It can be sold with the option of offering vacant possession at the end of the current tenancy to appeal to first time/private buyers looking for a first home or it can be sold as on-going investment concern, with immediate income on completion. It provides versatile accommodation with the gas central heating and UPVC double glazed and further comprises, lounge, separate modern fitted kitchen, basement, a double bedroom and house bathroom with & wc on the first floor and a further good sized bedroom with dormer window on the second floor and some additional landing space, currently being used as a study area. The property was recently furnished with brand new landlord contents, available by separate negotiation, keeping a buyers setting up costs to a minimum.

Externally, there is a small front garden and plenty of unrestricted on street parking. Photographs taken pre-tenancy. The sale is subject to the buyer taking on the existing lettings management until at least the end of the existing tenancy agreements.







Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		89 B
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>	54 E	
21-38	<b>F</b>		
1-20	<b>G</b>		

**Tenure** Freehold    **Council Tax Band** A    **Possession** Sold subject to existing 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.

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

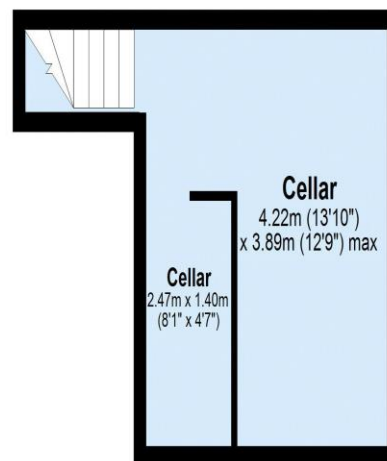
If a third party agent is involved with the letting of this property, there may be associated obligations and fees for a buyer. We advise your legal advisor checks any agreements or contracts prior to commitment.

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

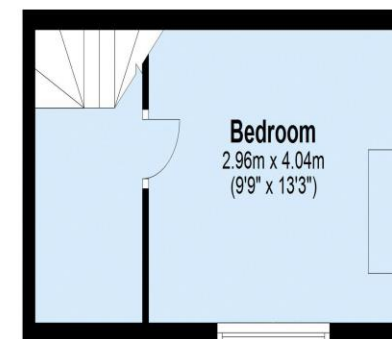
### Lower Ground Floor

Approx. 18.1 sq. metres (194.4 sq. feet)



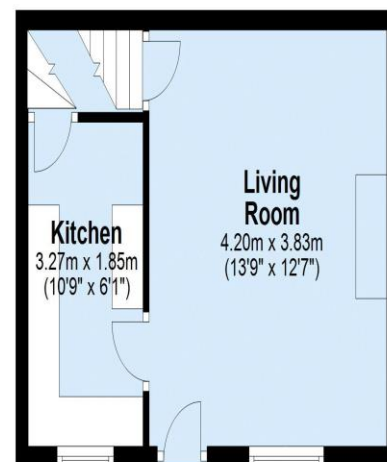
### Second Floor

Approx. 17.4 sq. metres (187.0 sq. feet)



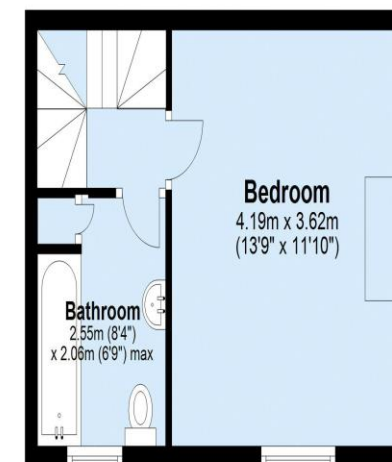
### Ground Floor

Approx. 24.3 sq. metres (261.3 sq. feet)



### First Floor

Approx. 24.3 sq. metres (261.6 sq. feet)



Not to scale and for illustrative purposes only. All measurements are approximate and no responsibility is taken for any error, omission or mis-statement.

Plan produced using PlanUp.

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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