

# castlehill

Estate Agents

28 Brudenell Mount Leeds  
LS6 1HT

Offers in Excess of £400,000 Region



- RE-LET UNTIL JUNE 2024!
- ELEVATED 5 BED TERRACE - PLUS BASEMENT
- LET AT £24,048 PA
- HYDE PARK
- NO MANAGEMENT TIE IN
- EXCELLENT RENTAL UPLIFT OPPORTUNITY



21 OTLEY ROAD HEADINGLEY LEEDS LS6 3AA T: 0113 278 7427 enquiries@castlehill.co.uk www.castlehill.co.uk



Your Sales  
and Lettings  
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North Leeds

**RE-LET UNTIL JUNE 2024!!**

**A GAS CENTRALLY HEATED & UPVC DOUBLE GLAZED GOOD SIZED ELEVATED TERRACE PROVIDING WELL PRESENTED FIVE BEDROOMED ACCOMMODATION, CURRENTLY LET UNTIL 30th JUNE 2023 at £23,400 and RE-LET UNTIL 30th JUNE 2024 at £24,048 PA.**

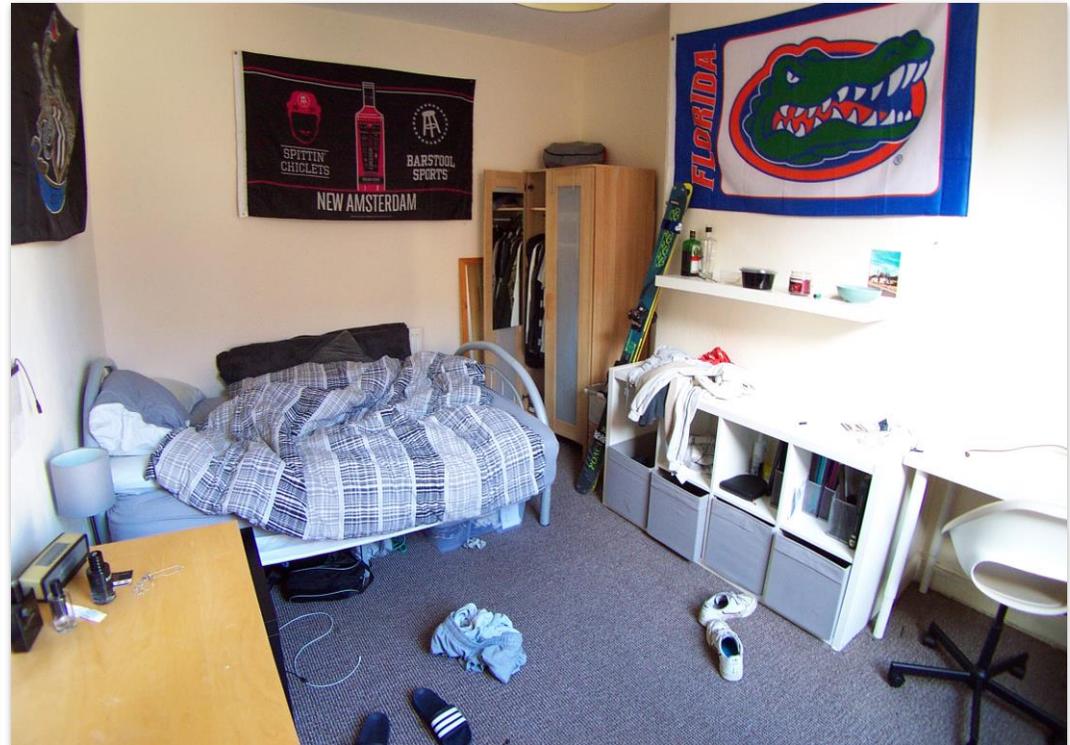
**EXCELLENT OPPORTUNITY FOR RENTAL UPLIFTS! CLICK ON VIRTUAL TOUR OR ON 'FULL DETAILS' FOR LOTS MORE INFORMATION ABOUT THE PROPERTY, THE LOCAL AREA, TRANSPORT LINKS AND SCHOOLS. A prime letting location in central Hyde Park and comprises, entrance hallway, lounge, good sized galley kitchen, 5 genuine double bedrooms, house shower room & wc and a further separate wc. Additional features include, gas central heating, UPVC double glazing and hardwired smoke alarms.**

**BEING SOLD AS AN ON-GOING CONCERN with immediate income on completion. We believe the property can achieve stronger rents from general updating or by utilising the additional basement space subject to the usual planning and HMO consents. There is also no letting management tie in, allowing buyers the opportunity to self manage or appoint their own preferred letting agent.**

**INTERNAL INSPECTION HIGHLY RECOMMENDED.**

**Whilst the HMO License for 5 persons has expired, we understand it has been submitted for renewal with the Leeds City Council HMO team.**

**Note to buyers: the sale is subject to the Grant of probate.**







Total area: approx. 151.9 sq. metres (1634.7 sq. feet)

Floor plans are for identification only. All measurements are approximate.  
Plan produced using PlanUp.

**Tenure**  
Freehold.

**Possession**

Subject to existing tenancy agreement. Vacant possession 1<sup>st</sup> July 2024

**Council Tax Band**

C

**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.

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