

# Castlehill

Estate & Letting Agents

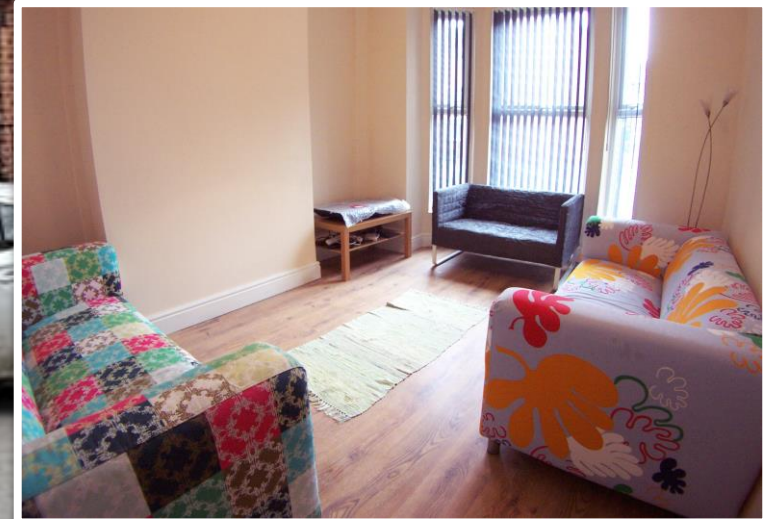
21 Hesse Place, Leeds  
LS6 1EU



{prop\_price}



- Good Quality 6 Bed HMO
- Let until June 2026 at £35,979 PA
- Sought-after Hyde Park Location
- Spacious Modern Dining Kitchen
- All Double Bedrooms & 2x Bathrooms
- Sold as an On-Going Concern





## WELL MANAGED HYDE PARK HMO INVESTMENT LET UNTIL SUMMER 2026!!!

A good quality & sensibly priced **SIX BEDROOMED THROUGH TERRACE** PROVIDING **TASTEFULLY FURNISHED, MODERN & WELL PLANNED STUDENT ACCOMMODATION**, SITUATED IN THIS PRIME CENTRAL HYDE PARK LOCATION, A FEW MINUTES WALK TO HEADINGLEY, HYDE PARK CORNER, AMENITIES AND WITHIN EASY REACH OF LEEDS CITY CENTRE AND UNIVERSITIES.

Currently fully tenanted and **RE-LET from 1st July 2025 to 30th June 2026** with an attractive annualised gross rent of **£35,979 p/a exclusive of utilities**. It is also self managed by the owner, allowing buyers the flexibility to appoint their own preferred letting agent.

In brief the property comprises; entrance hall, communal lounge and dining kitchen, two lower ground floor double bedrooms and a shower room wc. Two double bedrooms on the first floor and a further house bathroom and wc and two good sized bedrooms to the second floor. Additional features include fire and security alarms, gas central heating and UPVC double glazing. The HMO licence permitted level of occupancy is a maximum number of 6 persons and date of expiry is 24th May 2027.

**A good example of a well managed student property, being sold as an on-going investment concern and with immediate income on completion.**

Some photographs used in the advert maybe taken pre tenancy and we can confirm we are in receipt of strong evidence to demonstrate a long letting history as an HMO!









Total area: approx. 135.6 sq. metres (1460.0 sq. feet)

**Tenure** Freehold  
**Council Tax Band** B  
**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](https://www.leeds.gov.uk/city-council) website for more information.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 60 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.

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