

- Hyde Park Investment
- En-suite facilities to both bedrooms!
- Let until 30th June 2025
- Generating £13,520 PA Excluding Utilities.
- Being Sold As an On-Going Concern
- Stunning open plan modern fitted living kitchen

A FANTASTIC TWO BEDROOMED MID TERRACED BACK TO BACK WITH EACH BEDROOM HAVING AN ENSUITE BATH/SHOWER ROOM W/C AND A STUNNING OPEN PLAN LIVING KITCHEN, SITUATED IN THIS POPULAR AND VERY CONVENIENT LOCATION, VERY CLOSE TO THE MAIN UNIVERSITY SITES AND LEEDS CITY CENTRE.

Now offering a great investment opportunity, as the property is let until 30th June 2025 with a very attractive annual income of £13,512 excluding bills.

The well planned and deceptively spacious accommodation, comprises a lovely open plan living modern fitted kitchen with breakfast bar, a basement, a double bedroom and en-suite bathroom w/c on the first floor and a further double bedroom and en-suite shower room w/c on the second floor. The property is street lined with ample on street parking.

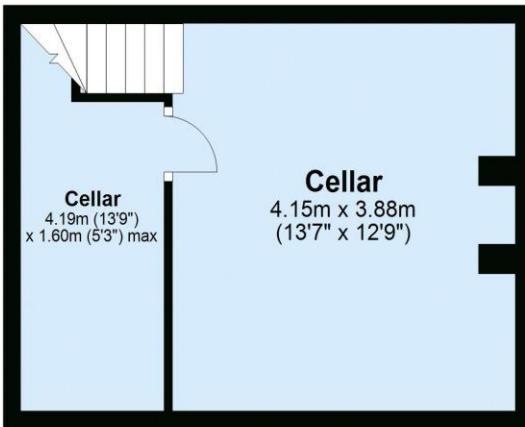
The property is currently managed by Castlehill and any sale would be subject to the successful buyer retaining our services until the end of the agreed tenancy agreements. Photographs taken pre tenancy.





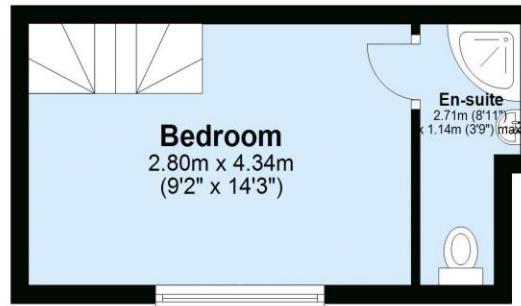
Lower Ground Floor

Approx. 23.2 sq. metres (250.1 sq. feet)



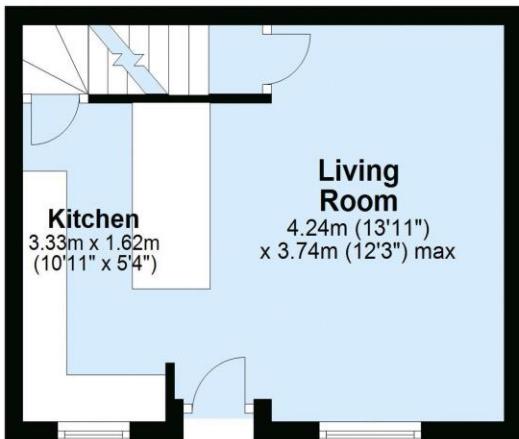
Second Floor

Approx. 15.2 sq. metres (163.1 sq. feet)



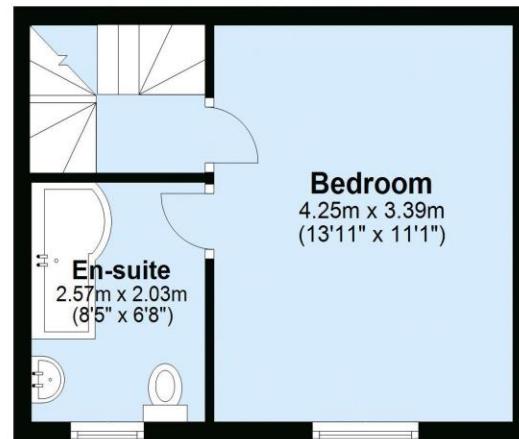
Ground Floor

Approx. 22.8 sq. metres (245.6 sq. feet)



First Floor

Approx. 23.4 sq. metres (251.6 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.

Tenure

Freehold

Council Tax Band

A

possession

Subject to existing tenancy

checks any agreements or contracts prior to commitment.

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.

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92-100)	A	88
(81-91)	B	
(69-80)	C	62
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92-100)	A	87
(81-91)	B	
(69-80)	C	
(55-68)	D	55
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England, Scotland & Wales		

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.