



- Elevated back to back
- 3 bed house & 1 bed flat
- Prime location, close to universities & city
- Ideal investment
- Flexible accommodation
- Excellent potential



**A THREE/FOUR BEDROOMED ELEVATED BACK TO BACK SITUATED IN THIS PRIME POSITION, ON THE DOORSTEP OF LOCAL SHOPS WITH THE OPEN SPACES OF HYDE PARK, THE UNIVERSITIES AND LEEDS CITY CENTRE JUST A SHORT WALK AWAY.**

**Offering flexible accommodation, currently comprising a three bedroomed house and a self-contained one bedroomed studio basement flat, ideal for investment or possibly an owner occupier giving the opportunity of living in one part and renting the other.**

**Enjoying a sunny afternoon aspect, the accommodation in brief comprises a lounge open plan to the kitchen, two first floor bedrooms and a further bedroom and bathroom w/c on the top floor. The basement flat comprises a kitchen, bedroom/living area and shower room w/c. We understand the property is served by one set of utilities, but there are separate gas boilers for the house & flat. Externally there is a good sized paved, low maintenance front garden.**

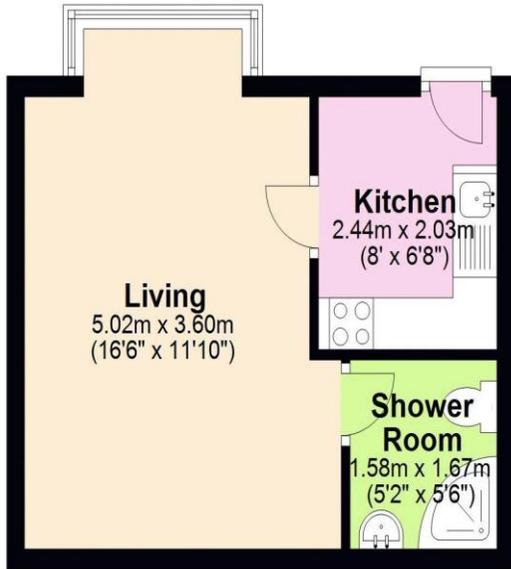
**Offered with vacant possession on completion, this must provide a great opportunity for buyers to carry out whatever alterations/improvements they might require in time for letting next year.**





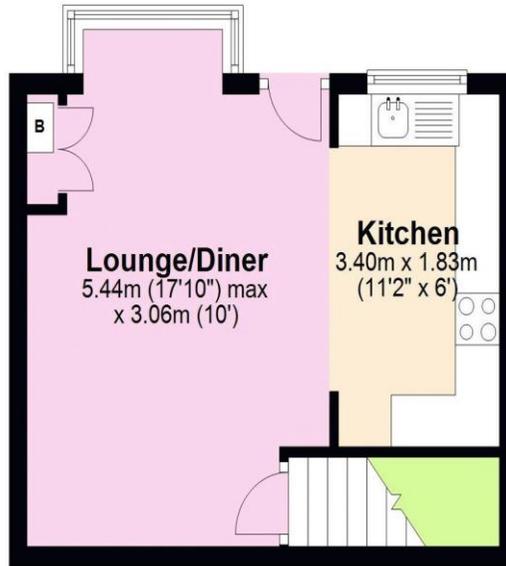
## Lower Ground Floor

Approx. 28.2 sq. metres (303.6 sq. feet)



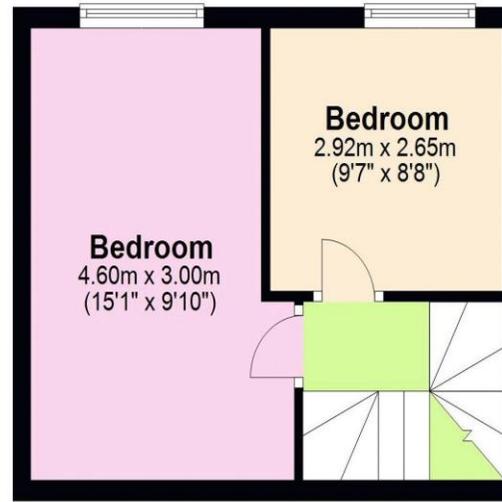
## Ground Floor

Approx. 23.8 sq. metres (256.2 sq. feet)



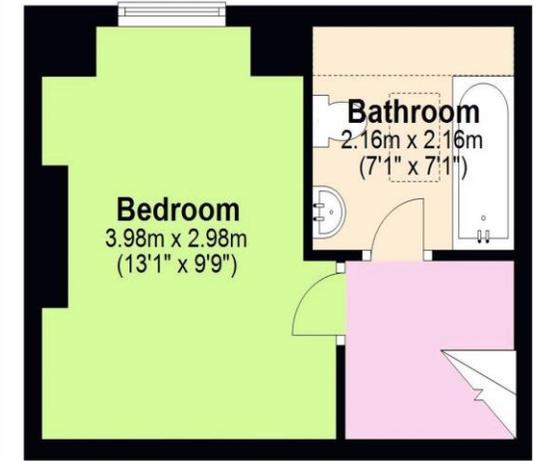
## First Floor

Approx. 24.8 sq. metres (266.6 sq. feet)



## Attic

Approx. 22.0 sq. metres (237.2 sq. feet)



Total area: approx. 98.8 sq. metres (1063.5 sq. feet)

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

### LOCATION

Travelling from Hyde Park Corner on Hyde Park Road. At the roundabout, take the 2nd exit onto Royal Park Road. Turn right onto Royal Park Grove, Royal Park Mount is on the left.

### Council Tax Band

House band A & Flat band A

### TENURE

Freehold

### POSSESSION

Vacant possession on completion.

### 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.

### Houses in Multiple Occupation (HMO)

This property is in an Article 4 area and is being let as a House in Multiple Occupation (HMO). HMO's are subject to C4 or Sui Generis planning class use. If the property requires a HMO Licence then Landlords have to ensure the property complies with various criteria including specific fire protection, health & safety standards and minimum bedroom and communal room sizes. We understand rooms not meeting these minimum sizes, could lead to HMO Licences not being issued or renewed. Buyers are strongly advised to consult Leeds City Council for HMO advice & guidelines.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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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