

Castlehill

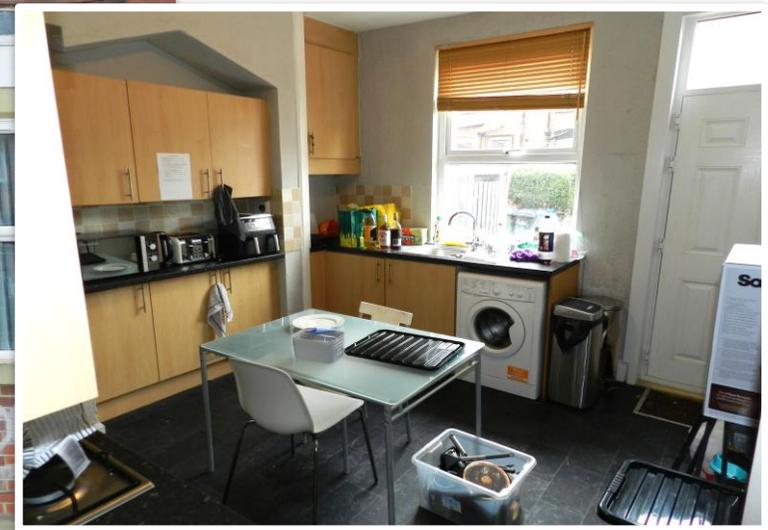
Estate & Letting Agents

2 School View, Leeds
LS6 1EN

£275,000 Region



- Deceptively spacious mid terrace
- Four bedrooms
- Prime Hyde Park location
- Let until 30th June 2025
- Gross rent £19,188 ex bills
- Close to universities & city centre



A DECEPTIVELY SPACIOUS FOUR BEDROOMED THROUGH TERRACE SITUATED IN THIS VERY POPULAR AND CONVENIENT LOCATION, A SHORT WALK TO LOCAL SHOPS, THE HYDE PARK PICTURE HOUSE, THE OPEN SPACES OF HYDE PARK AND THE UNIVERSITIES & CITY CENTRE.

The gas centrally heated and UPVC double glazed property is let until 30th June 2025 at £19,188 p/a excluding bills, therefore an ideal on-going investment, with no lettings management tie-in, allowing buyers the opportunity to self manage or appoint their preferred agent.

The accommodation in brief comprises a lounge and dining kitchen on the the ground floor, a basement chamber to the rear offering excellent conversion potential, subject to relevant consents, two first floor bedrooms and a bathroom w/c and two further very generously sized bedrooms on the top floor. The size of these two rooms would surely lend themselves to the addition of a 'Jack & Jill' shower room w/c, improving the appeal of the property for future letting, again, subject to relevant consents.

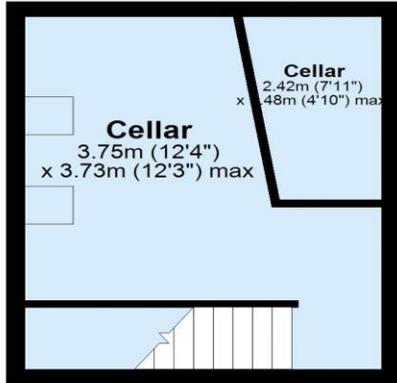
Externally the property is street lined with ample on street parking and a yard to the rear with a small outhouse.





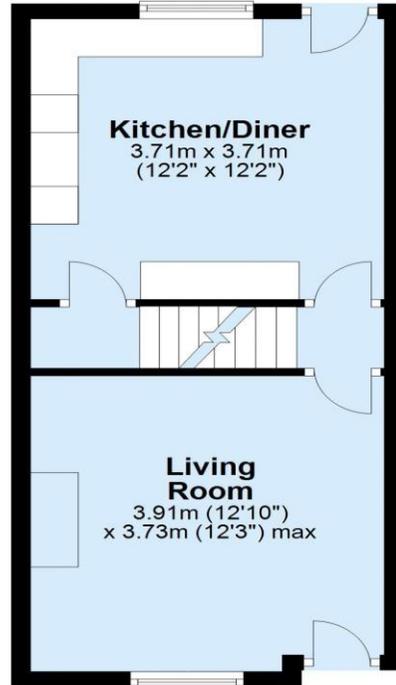
Lower Ground Floor

Approx. 17.4 sq. metres (187.1 sq. feet)



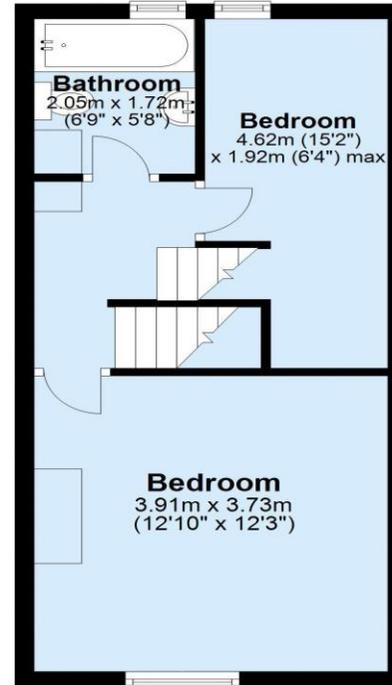
Ground Floor

Approx. 31.8 sq. metres (342.5 sq. feet)



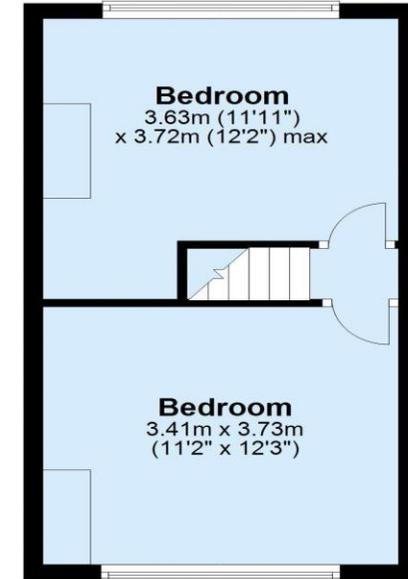
First Floor

Approx. 32.2 sq. metres (346.1 sq. feet)



Second Floor

Approx. 26.6 sq. metres (286.5 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

B

Possession

Subject to existing tenancy agreements

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	57 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