

Castlehill

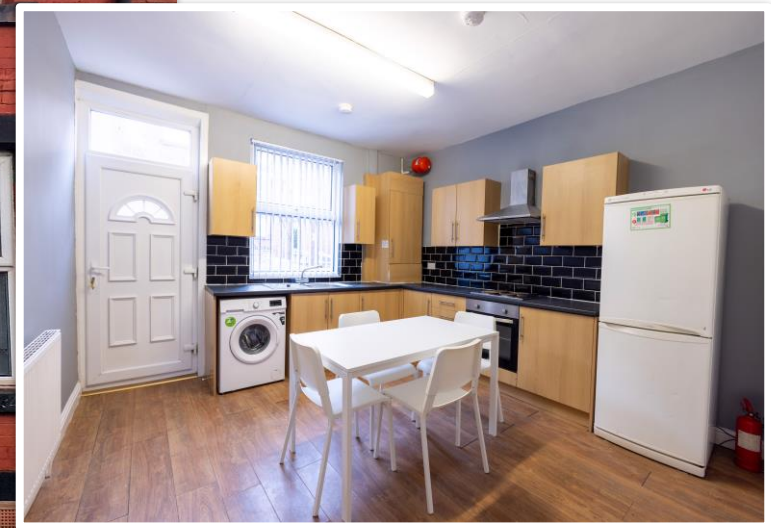
Estate & Letting Agents

88 Royal Park Road, Leeds
LS6 1JJ

£290,000 Region



- Let until 30th June 2024 & re-let until 30th June 2025
- Two en-suite 'Jack & Jill' shower rooms
- Popular Hyde Park location
- Close to universities & city centre
- Gross rent £21,691 p/a ex bills



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Your Sales
and Lettings
Specialist in
North Leeds

A DECEPTIVELY SPACIOUS AND WELL PLANNED FOUR BEDROOMED TERRACED PROPERTY WITH TWO 'JACK & JILL' SHOWER ROOMS, SITUATED IN THIS HIGHLY CONVENIENT AND POPULAR HYDE PARK LOCATION, CLOSE TO LOCAL SHOPS, TRAIN STATION, THE HYDE PARK PICTUREHOUSE AND WITHIN REACH OF HEADINGLEY, THE UNIVERSITIES AND LEEDS CITY CENTRE.

The property is currently let until 30th June 2024 with an attractive gross rent of £21,691 p/a excluding bills and has the benefit of a C4 lawful use certificate. **NOW RE-LET UNTIL 30th JUNE 2025 @ £22,942 p/a (excluding bills)!!**

The well presented accommodation comprises a lounge and dining kitchen on the ground floor, a useful basement with a chamber to the front, two first floor bedrooms sharing a shower room w/c and two further top floor bedrooms, both with dormer windows, sharing another shower room w/c. Externally, the property is street lined to the front with a yard to the rear and ample on street parking.

The sale is subject to the successful buyer retaining the current lettings management agent, Leeds Rentals, for the remainder of any agreed tenancies.

Internal viewing recommended to appreciate this well managed property with four evenly sized bedrooms and en-suite 'Jack & Jill' shower rooms.

Tenure - Freehold

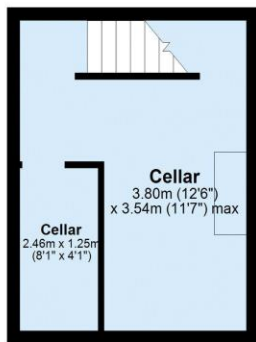
Possession - subject to existing tenancy agreements

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.

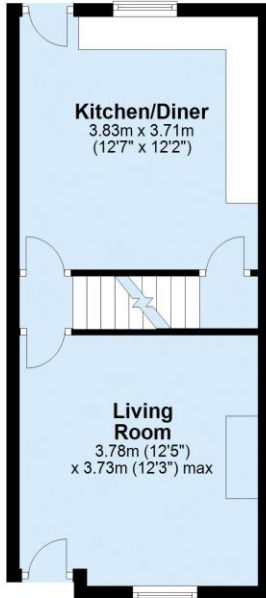




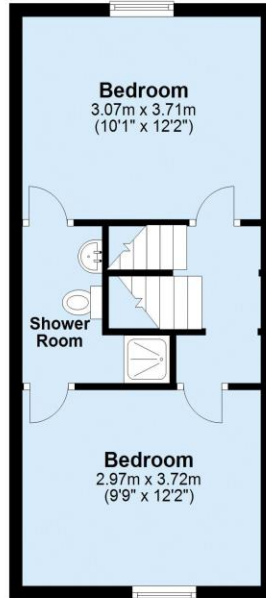
Lower Ground Floor
Approx. 16.7 sq. metres (179.5 sq. feet)



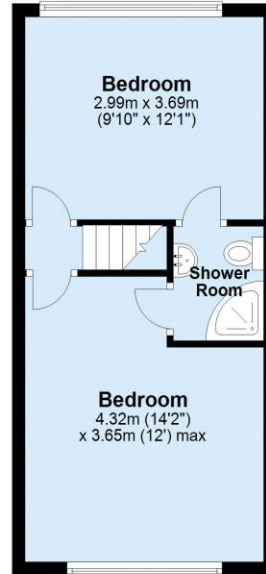
Ground Floor
Approx. 31.8 sq. metres (342.2 sq. feet)



First Floor
Approx. 32.0 sq. metres (343.9 sq. feet)



Second Floor
Approx. 30.2 sq. metres (325.0 sq. feet)



Not to scale and for illustrative purposes only. All measurements are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.

Tenure

Freehold

Council Tax Band

B

Possession

Subject to current tenancy

AML

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Point to note

Photos are pre tenancy

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		84 B
69-80	C		
55-68	D	59 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.

