

# Castlehill

Estate & Letting Agents

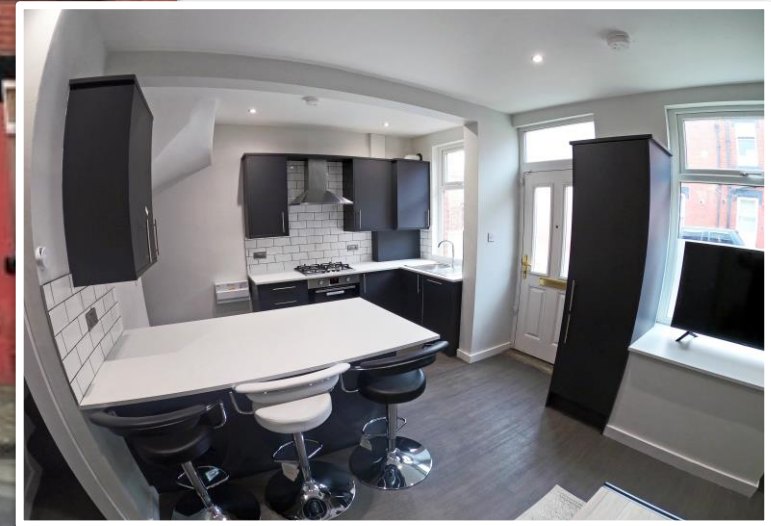
43 Harold Mount, Leeds  
LS6 1PW



£310,000 Region



- Superb terrace with modern interior
- Four bedrooms, bathroom w/c and shower room w/c
- Popular Hyde Park location
- Let until 30th June 2025!
- Gross rent £30,368 p/a inc bills
- Close to city & universities



## A GREAT INVESTMENT OPPORTUNITY LET UNTIL SUMMER 2025!!

A STUNNING FOUR BEDROOMED TERRACE WITH A SHOWER ROOM W/C AND A BATHROOM W/C PROVIDING WELL PLANNED MODERN, TASTEFULLY PRESENTED ACCOMMODATION SITUATED IN THIS POPULAR AND VERY CONVENIENT LOCATION IN HYDE PARK, JUST A SHORT WALK TO LOCAL SHOPS, HYDE PARK PICTURE HOUSE, TRAIN STATION AND WITHIN EASY REACH OF LEEDS CITY CENTRE AND THE UNIVERSIITES.

The property is producing an attractive rent roll, currently let until 30th June 2024 at £28,912 p/a including bills (£23,088 p/a net) and then re-let from 1st July 2024 to 30th June 2025 at £30,367 p/a including bills (£24,752 p/a net), representing a circa 8% yield!

Briefly comprising a lounge open plan to a modern fitted kitchen, a lower ground floor bedroom and bathroom w/c, two first floor bedrooms and a further bedroom and shower room w/c on the top floor. The property is street lined to the front with ample on street parking.

The sale is subject to the purchaser retaining the current managing letting agent, Springwell, until at least the remainder of the existing tenancy agreements.

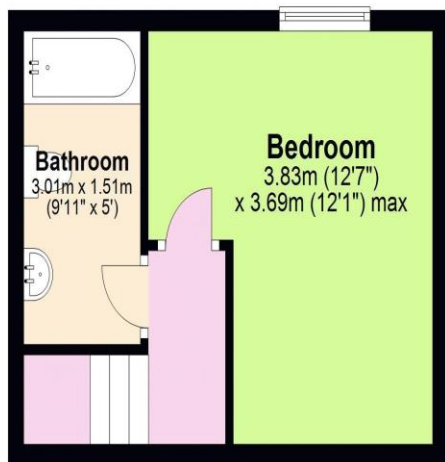






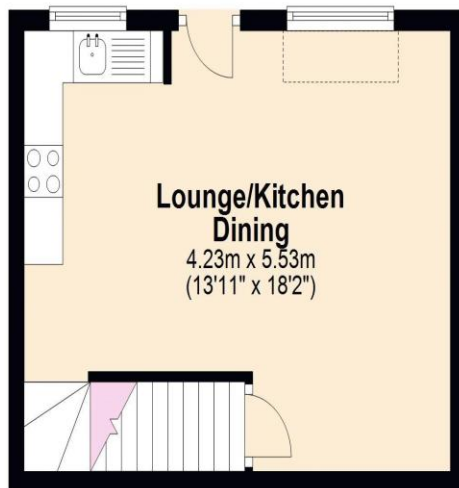
### Lower Ground Floor

Approx. 20.8 sq. metres (223.9 sq. feet)



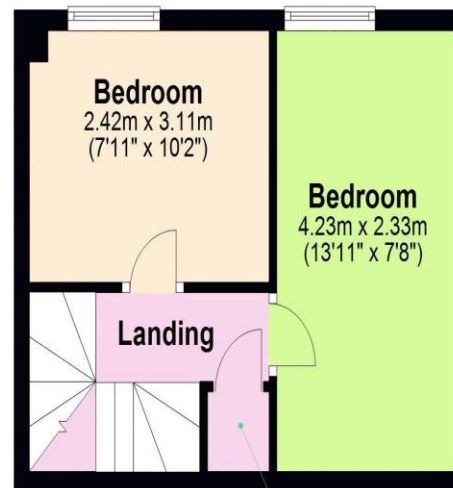
### Ground Floor

Approx. 23.4 sq. metres (251.9 sq. feet)



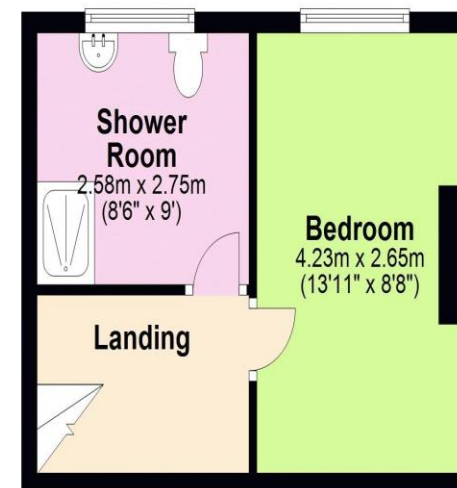
### First Floor

Approx. 23.4 sq. metres (252.3 sq. feet)



### Attic

Approx. 23.7 sq. metres (255.2 sq. feet)



Total area: approx. 91.4 sq. metres (983.3 sq. feet)

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

#### Tenure

Freehold

#### Council Tax Band

A

#### Possession

Subject to tenancies

#### Point to note

Photos taken 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](http://Leeds City Council website) for more information.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		
		EU Directive 2002/91/EC

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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