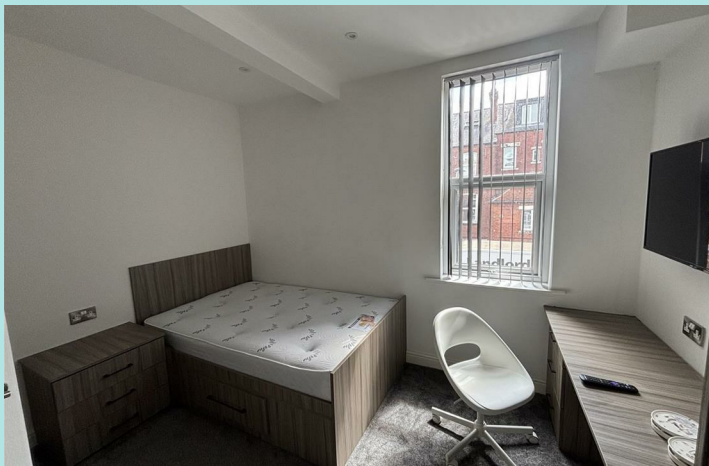




23 Royal Park Terrace

Leeds, LS6 1EX

Price Guide £275,000 Freehold





WS Residential present this Hyde Park investment property to the market offering an attractive, recently renovated, mid-terrace home to provide a four bedroom, two bathroom student accommodation within this highly sought after location convenient for main campus requirements.

Renovated recently to include kitchen / bathroom suites, flooring & decor as well as functional upgrades the property presents a desirable offer to four individual sharers and in its current layout can be let without a HMO licence requirement. Tenants have already been secured for the 2026/27 academic year (01/07/26 - 30/06/27) on a joint & several tenancy agreement (subject to the Renters' Rights Act 2025 legislation changes) to four individuals at a passing rent of £30,242.86 per annum exclusive of bills. This represents a gross yield of 9.3% at the advertised asking price.

NB: We are aware of a dormer window extension on the property undertaken in recent years. Please note there is no planning permission against the dwelling for this work, but that a number of properties in the immediate vicinity have had similar works undertaken, meaning retrospective permission should be able to be sought.

The property also has no explicit planning consent under Article 4 Direction to change the dwelling from C3 to C4 class. However, it is believed the property's use as a House in Multiple Occupation pre-dates the introduction of the requirement and therefore consent by default.

Accommodation:

The property is a double fronted redbrick terrace property synonymous with this part of Leeds and has been internally renovated to include contemporary fixtures throughout, in a multi occupancy layout with living accommodation over four floors. Entrance through the main composite door gives access to an open plan social living/kitchen area with bay fronted uPVC double glazed window, breakfast bar, and kitchen including integrated electric oven, four plate hob, extractor, refrigerator, freezer, washing machine & dishwasher.

The converted basement space has a landing area, double bedroom with natural light from a cellar light well, and a separately accessed shower room with three piece suite. Upstairs at first floor level are two additional double bedrooms, with a return stairwell to the upper 2nd floor which has the fourth double bedroom with dormer window, and a further house shower room with three piece white suite.

Location:

Hyde Park is one of Leeds' most popular student neighbourhoods, offering an excellent combination of convenience, affordability and vibrant student life. Located within walking distance of both the University of Leeds and Leeds Beckett University, it provides easy access to campus alongside a wide range of cafés, shops, supermarkets and social venues.

Centred around the open green space of Woodhouse Moor, the area has a lively community atmosphere and a strong student presence. With good transport links, plentiful shared housing and an abundance of local amenities, Hyde Park remains one of the most sought-after locations for student living in Leeds.

Council tax band: A
EPC rating: D
Ground rent: N/A
Service charge: N/A



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