

# Castlehill

Estate & Letting Agents

24 Welton Place, Leeds  
LS6 1EW

£315,000 Region



- Well planned five bedroomed terrace
- Bathroom w/c and shower room w/c
- Popular Hyde Park location
- Close to shops, cinema, universities & city
- Let until 30th June 2027
- Gross rent £36,400 p/a inc bills



**A FIVE BEDROOMED AND DECEPTIVELY SPACIOUS MID TERRACE, SITUATED IN THIS POPULAR LETTING LOCATION ON A CUL-DE-SAC, IN THE HYDE PARK AREA, CLOSE TO LOCAL SHOPS, CAFES, THE HYDE PARK PICTURE HOUSE, THE LOVELY OPEN SPACES OF HYDE PARK, THE UNIVERSITIES AND LEEDS CITY CENTRE.**

The property is let until 30th June 2027 at £36,400 p/a including bills and the sale is subject to the successful buyer retaining the current lettings management agent, Springwell Properties. We understand the HMO Licence is currently being renewed. We are advised the net rent less bills is circa £28,080 p/a.

The well planned accommodation comprises a lounge, bedroom and rear entrance hall on the ground floor, a modern fitted kitchen on the lower ground floor, two bedrooms and a bathroom w/c on the first floor and two further bedrooms with a 'Jack & Jill' en-suite shower room w/c on the top floor.

The property is street lined to the front and there is a yard to the rear. Ample parking is also available on street.

Point to note: Internal photographs provided by the letting agent.



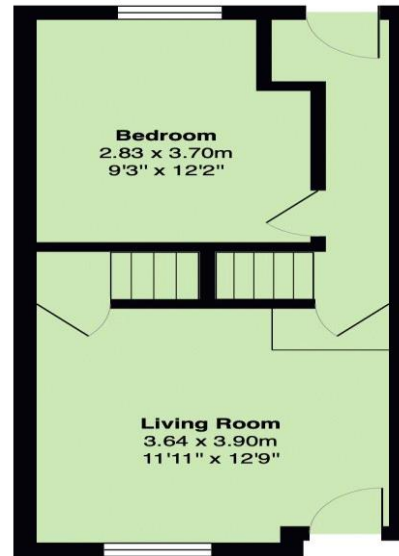


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 57 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

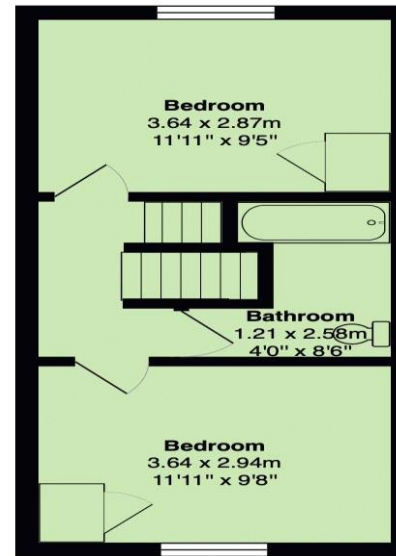
24, Welton Place, Hyde Park, LS6 1EW



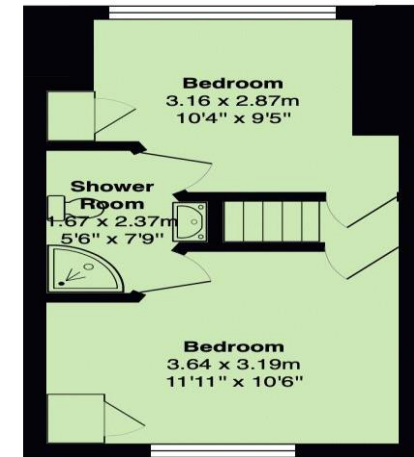
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Total Area: 104.2 m<sup>2</sup> ... 1122 ft<sup>2</sup>

**Tenure** Freehold      **Council Tax Band** B      **Possession** Sold subject to existing tenancies

**Viewings** - All viewings are by appointment only. Please note that some viewing arrangements may require at least 24 hours notice.

**Offer procedure** - If you would like to make an offer on this property, please contact our office as soon as possible. We will require evidence of funding you to support your offer and it will help to inform the seller of your position. We strongly advise taking independent mortgage advice and we can recommend an independent mortgage broker along with other property professionals.

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. On receipt of a successful offer, we will also carry out an electronic identity check on each purchaser. We may also need to request photographic identification and/or proof of address. The fee for these checks is £36 including vat per purchaser.

**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.

**House in Multiple Occupation (HMO)** - This property is in an Article 4 direction area which relates to Houses in Multiple Occupation. Please see the [Leeds City Council](https://www.leeds.gov.uk/) website for more information.

**The Renters' Rights Act** - The Renters' Rights Act is due to be implemented on the 1st May 2026, so we advise any buyers/landlords to familiarise themselves with the significant changes in rental legislation.

**Disclaimer** - None of the listed or displayed appliances or services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. These particulars including the description, measurements and photographs are intended to give a fair description of the property, but their accuracy cannot be guaranteed. Most of the information contained in this advert & links is available in the public domain. These particulars do not constitute an offer or contract. Intending purchasers/tenants must rely upon their own inspection of the property.