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estate agent...



## **23 Royal Park Terrace, Hyde Park, Leeds, LS6 1EX**

**Guide Price £295,000**

A FOUR BEDROOM TERRACE HOUSE let to students until 2020 at £21,960 per annum exclusive of utilities producing an attractive yield of almost 7.5%. Situated in the heart of popular Hyde Park, the best student letting area of Leeds, the house has a full letting history predating the Article 4 Direction of 2012, and with only four tenants the house does not require an HMO licence. Benefiting from GAS CENTRAL HEATING, uPVC DOUBLE GLAZING and laminate or tiled flooring, the house is a perfect student investment property. Royal Park Terrace is a two or three minute walk from local shops and supermarkets and only a fifteen minute walk across Woodhouse Moor to Leeds University. An excellent, ready-made, fully furnished buy-to-let investment in one of the best student letting areas of the city. **HIGHLY RECOMMENDED.**

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# 23 Royal Park Terrace, Hyde Park, Leeds, LS6 1EX

## **GROUND FLOOR**

### **LOUNGE**

5.42m x 3.96m (17'9" x 12'11") measured into the bay

### **KITCHEN**

3.66m x 1.73m (12'0" x 5'8")

Fitted with modern gloss fronted base and wall units with steel handles, contrasting work surfaces and splash tiling to the walls. There is an inset stainless steel sink unit with single drainer, gas hob with overhead filter chimney and under-unit electric oven. Space for fridge/freezer and space and plumbing for automatic washing machine.

## **LOWER GROUND FLOOR**

### **BEDROOM ONE**

5.37m x 2.84m (17'7" x 9'3")

With a fire escape window to the front.

### **BEDROOM TWO**

3.54m x 2.17m (11'7" x 7'1")

Also having a fire escape window to the front.

## **FIRST FLOOR**

### **BEDROOM THREE**

4.58m x 3.48m (15'0" x 11'5")

With period fireplace and original built-in cloaks cupboard.

### **BATHROOM/WC**

Having a white suite with a panelled bath and over-bath shower and glazed shower screen, pedestal washbasin, low level wc and built-in boiler cupboard with combi central heating boiler and tumble dryer.

## **SECOND FLOOR**

### **BEDROOM FOUR**

4.15m x 3.07m (13'7" x 10'0")

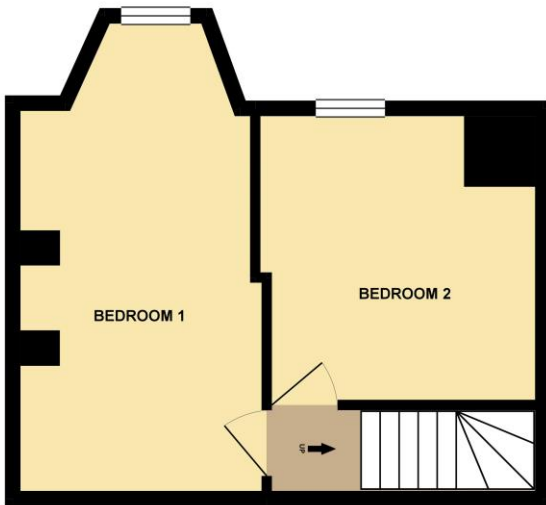
With a dormer window to the front, period fireplace and a useful storage area on the landing at the top of the stairs.

### **OUTSIDE**

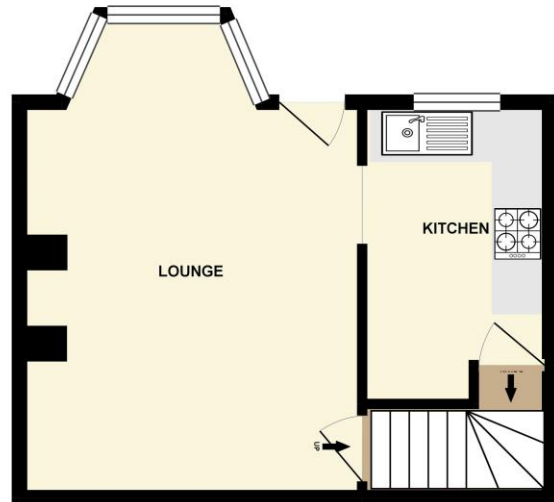
The property has a small yard area to the front along with unrestricted on-street car parking.



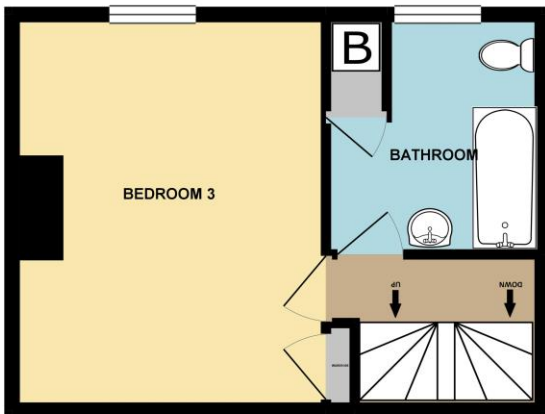
BASEMENT



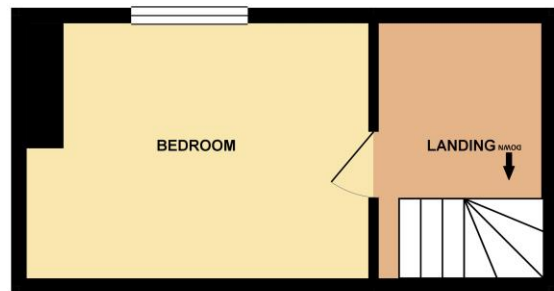
GROUND FLOOR



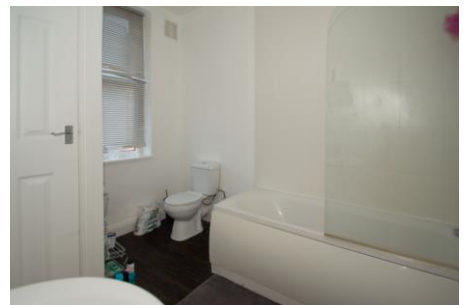
1ST FLOOR



2ND FLOOR



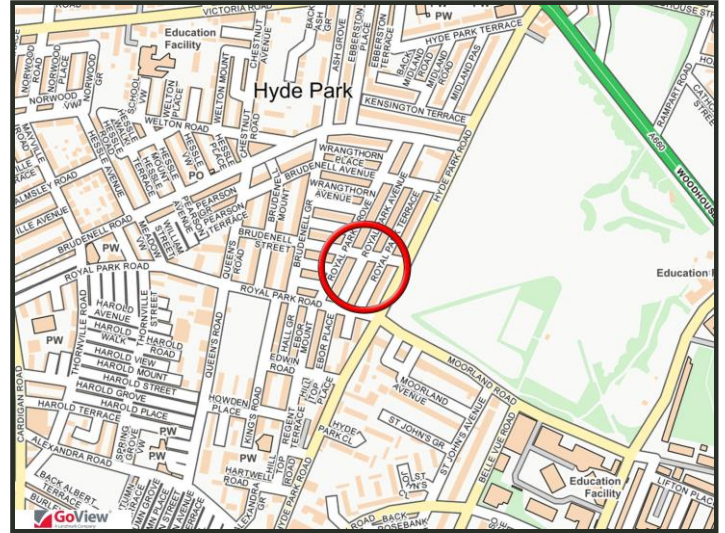
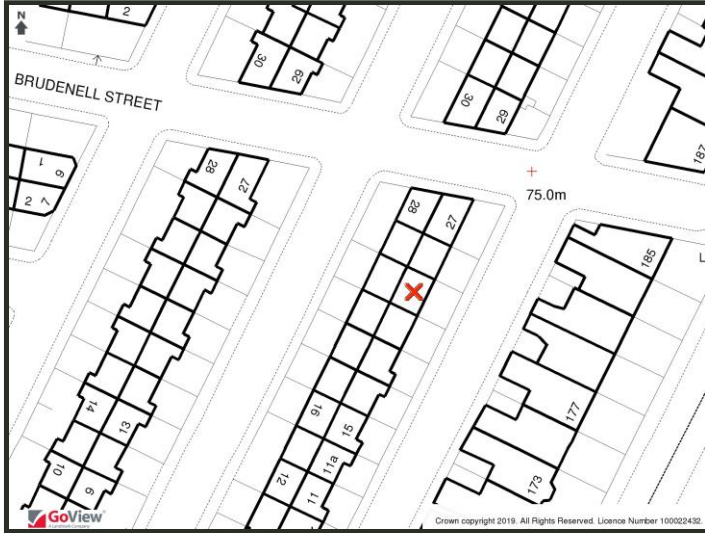
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**DIRECTIONS**

From the junction of the A660 Woodhouse Lane/Headingley Lane by the Hyde Park public house, proceed south along Hyde Park Road, with Woodhouse Moor on your left. At the mini-roundabout turn right down Royal Park Road and take the first right into Royal Park Terrace where this property can be found on the left-hand side.

**TENURE**

Freehold.

**SERVICES**

Mains gas, electricity, water and drainage are connected and were working at the time of our inspection.

**APPLIANCES**

Please note that if any appliances are included in the sale these will not have been tested by Moore's Estate Agency and we provide no warranty or guarantee thereon.

**COUNCIL TAX BAND**

Band A.

**VIEWING ARRANGEMENTS**

Please contact our Leeds office.

**OFFICE HOURS**

The office is open 9am – 5.30pm Monday to Friday, 9am – 5pm Saturday, and 10.30am – 4pm on Sunday. Escorted viewings and free valuations can also be conducted outside these hours by arrangement.

**PURCHASING PROCEDURE**

Once you are interested in purchasing this property please contact our office to make your offer and register your interest. This should be done before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

**SALES PARTICULARS**

Version No 2/JM.

Energy Performance Certificate

23, Royal Park Terrace, LEEDS, LS6 1EX

Dwelling type: Mid-terrace house	Reference number: 0968-6010-6282-5861-6954
Date of assessment: 06 February 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 06 February 2019	Total floor area: 101 m <sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,643
Over 3 years you could save	£ 483

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 231 over 3 years	£ 231 over 3 years	<div style="background-color: #4CAF50; color: white; padding: 10px; border-radius: 50%; display: inline-block;">                     You could save £ 483 over 3 years                 </div>
Heating	£ 2,085 over 3 years	£ 1,701 over 3 years	
Hot Water	£ 327 over 3 years	£ 228 over 3 years	
<b>Totals</b>	<b>£ 2,643</b>	<b>£ 2,160</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

<p>Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #4CAF50; color: white;">(92 plus) A</td></tr> <tr><td style="background-color: #8BC34A; color: white;">(81-91) B</td></tr> <tr><td style="background-color: #FFEB3B; color: white;">(69-80) C</td></tr> <tr><td style="background-color: #FFC107; color: white;">(55-68) D</td></tr> <tr><td style="background-color: #FF9800; color: white;">(39-54) E</td></tr> <tr><td style="background-color: #FF4500; color: white;">(21-38) F</td></tr> <tr><td style="background-color: #D32F2F; color: white;">(1-20) G</td></tr> </table> <p>Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="background-color: #0070C0; color: white;">Current</td> <td style="background-color: #0070C0; color: white;">Potential</td> </tr> <tr> <td style="font-size: 2em; font-weight: bold;">68</td> <td style="font-size: 2em; font-weight: bold;">83</td> </tr> </table>	Current	Potential	68	83	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
(92 plus) A													
(81-91) B													
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(1-20) G													
Current	Potential												
68	83												

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 279
2 Heating controls (room thermostat)	£350 - £450	£ 105
3 Solar water heating	£4,000 - £6,000	£ 102

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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PROPERTY MISDESCRIPTIONS ACT 1991 – PLEASE NOTE CAREFULLY

These particulars have been prepared for guidance only. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale,