Castlehill

Estate & Letting Agents

38 Harold Grove, Leeds
LS6 1PH

£155,000 Region



- End back to back terrace
- 4 bedrooms, bathroom w/c & shower room w/c
- Let from 1st July 2026
- Gross rent £1050 pcm ex bills
- Close to lots of amenities
- Open plan lounge & kitchen



The Property Ombudsman

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Your Sales and Lettings Specialist in North Leeds

A FOUR BEDROOMED END BACK TO BACK WITH A BATHROOM W/C AND A SHOWER ROOM W/C, SITUATED IN THIS POPULAR AND VERY CONVENIENT LOCATION, A SHORT WALK TO LOCAL SHOPS, CAFES, TRAIN STATION, THE HYDE PARK PICTURE HOUSE AND WITHIN EASY REACH OF THE LOVELY OPEN SPACES OF HYDE PARK AND THE UNIVERSIITES AND CITY CENTRE BEYOND.

The property is being sold subject to the existing tenancy and is let to two individuals from 1st July 2026 with a rent of £1050 pcm excluding bills. (please note, there is no historical established use for C4/HMO use). The sale is subject to the successful buyer retaining the current lettings management agent, Deu Estates.

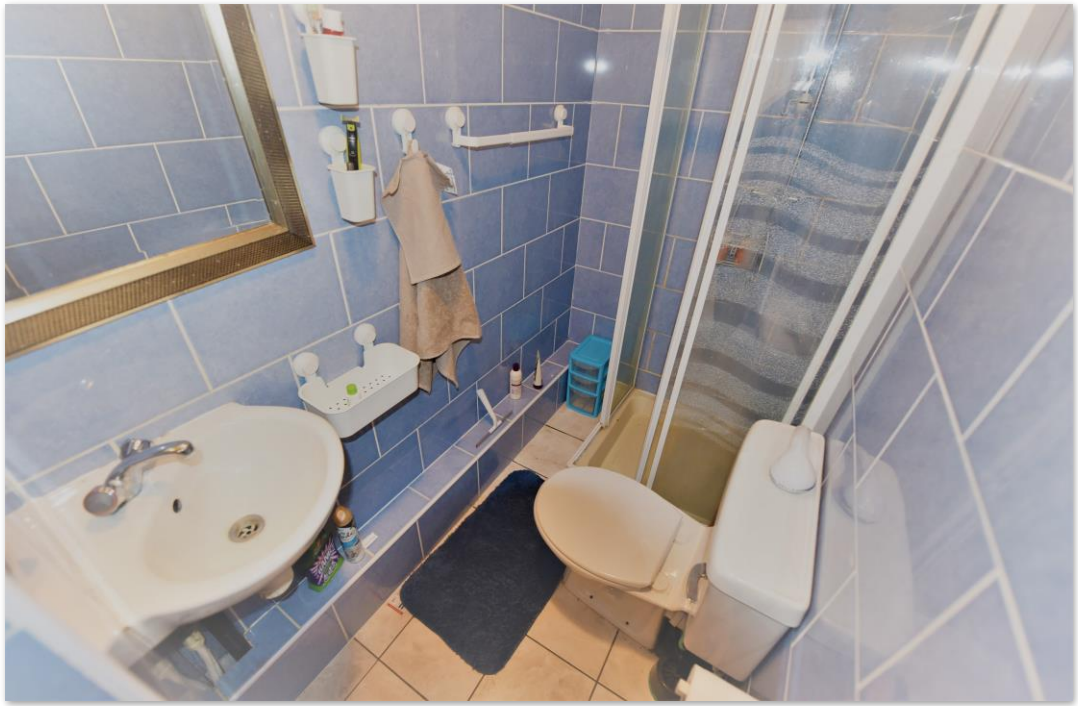
The deceptively spacious accommodation comprises an open plan lounge and kitchen and a modern bathroom w/c on the ground floor, a cellar, two first floor bedrooms and a shower room w/c and two further bedrooms on the top floor. The property is street lined with ample on street parking.

The internal photos have been provided by the letting agent, taken prior to the current tenancy.





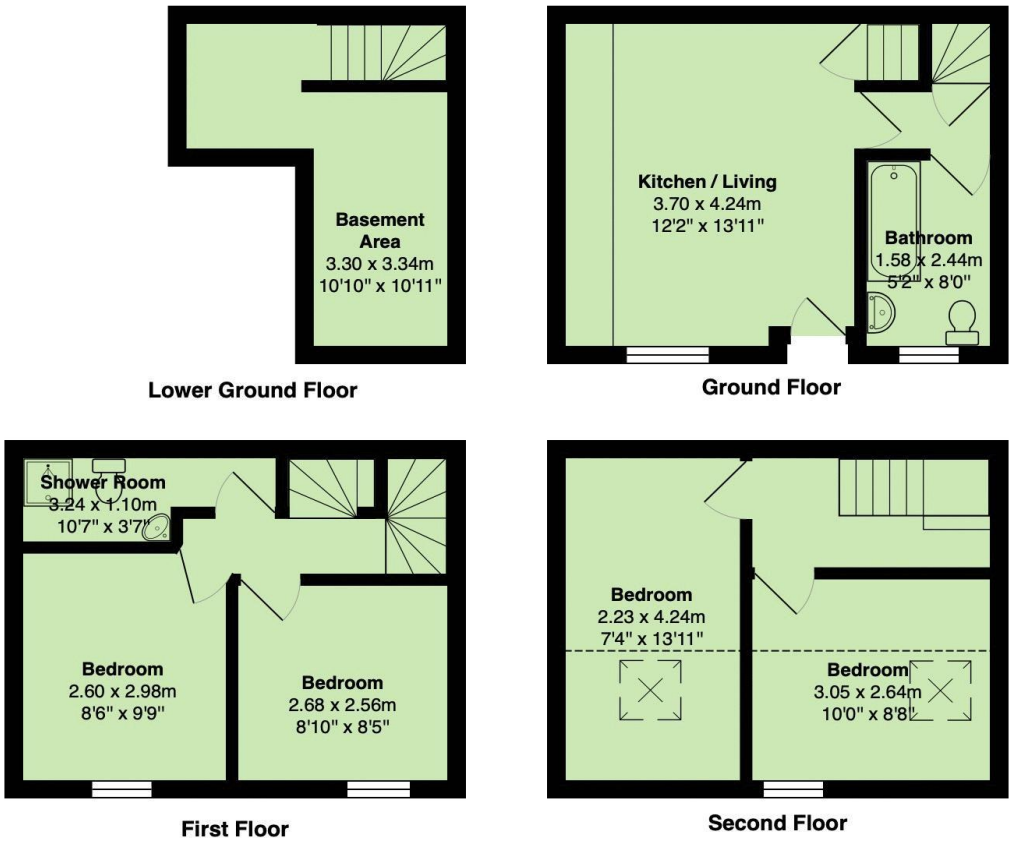








Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



Total Area: 78.8 m² ... 848 ft²

Tenure Freehold **Council Tax Band** A

Possession 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 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 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.