



2 Hesse Avenue, Leeds, Yorkshire, LS6 1EF

Currently rented until July 2026 at a rent of £20,800 (excluding bills)

This mid terrace property in the heart of Hyde Park has established use with C4 Planning Permission.

With a lovely modern kitchen and a large front living room with under-stair storage to the ground floor. Upstairs, the property contains three double bedrooms and one single room. A house bathroom is located on the first floor. The house includes a private rear terrace and on-street parking.

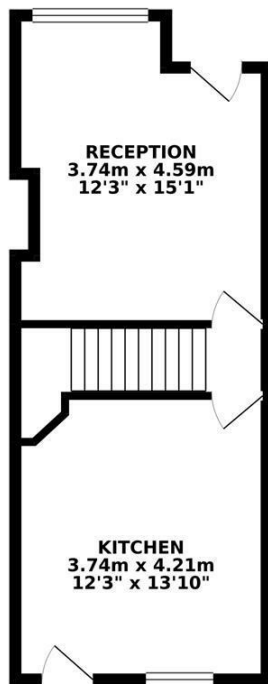
Hesse Avenue is located in the bustling Hyde Park area, which has become a favourite for students and families. Less than three quarters of a mile from Leeds University and city centre facilities, bars and restaurants are conveniently located within a short walk.

- Rented Until July 2026
- Private Rear Terrace
- On Street Parking
- Four Bedrooms
- Hyde Park Location
- Available Vacant or Tenanted

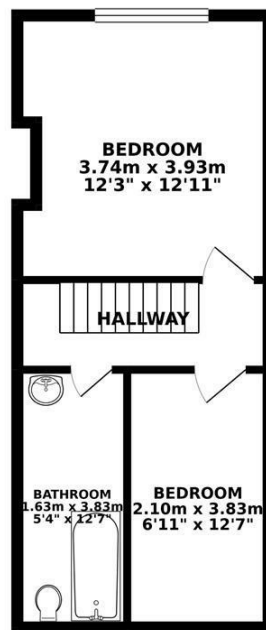
£295,000

www.fletcherprops.com

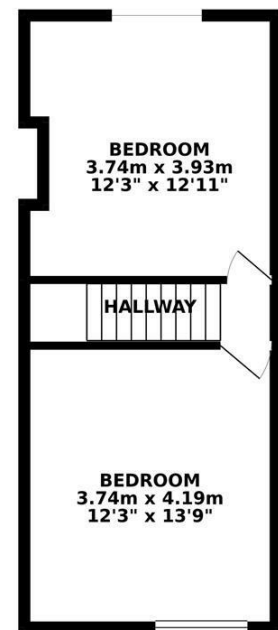
GROUND FLOOR 35.38 sq. m.
(380.81 sq. ft.)



1ST FLOOR 33.64 sq. m.
(362.12 sq. ft.)



2ND FLOOR 33.64 sq. m.
(362.12 sq. ft.)



TOTAL FLOOR AREA : 102.66 sq. m. (1105.05 sq. ft.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		55	74
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		47	67
England & Wales		EU Directive 2002/91/EC	