



Units start from
£48,995

75 Hyde Park Road
Leeds, Student Accommodation

Welcome to 75 Hyde Park Road

Invest in an established student accommodation development

75 Hyde Park Road is an established student development that has been successfully operating since 2004.

Year after year it has continued to gain a reputation as a popular accommodation choice for students. With easy access to the city centre and just a short walk to the University of Leeds and Leeds Business School, 75 Hyde Park Road is the perfect student base.

- ▶ Established student accommodation development in Leeds
- ▶ 72 units over 4 floors
- ▶ 3-4 units per cluster
- ▶ Clusters contain shared lounge, kitchen and bathroom
- ▶ Secure on-site parking available
- ▶ Tenanted since 2004
- ▶ Excellent location, just a 10 minutes' walk to the city centre and University of Leeds Campus
- ▶ Full refurbishment now complete
- ▶ Units start from just £48,995



Leeds

Location: North England, West Yorkshire

Region Population: 757,500

Total Student Population: Over 60,000

Leeds is a vibrant city, rich in culture and heritage. With beautiful Victorian architecture contrasted with urban redevelopment, the skyline has been transformed and Leeds is fast becoming one of the most dynamic cities in Europe.

A thriving arts scene, rich sporting heritage and pulsating nightlife, all combine to offer a unique mix of European style and Yorkshire warmth.

The compact city centre is easy to explore, and boasts inspiring architecture embodied by Leeds Town Hall and the Victoria Quarter. Its leading city attractions offer something for everyone. Entertainment, sport and theatre sit alongside world-class museums and galleries such as The Royal Armouries, Leeds Art Gallery and Leeds City Museum.

Considered to be Yorkshire's urban jewel, Leeds made its fortune in textiles and tailoring during the industrial revolution in the 1800s.

Today the area is now a financial and legal hub. High-paced city living coupled with the slow pace of the idyllic Yorkshire Dales and the Peak District makes Leeds the perfect location for modern student living.



A City Made for Business

Located in the heart of the UK, Leeds is the UK's fastest growing city for business. It is the second largest employer outside London and is a major centre for banking, finance and law. Its banking sector alone employs over 91,000 skilled people.

From global brands to innovative start-ups, over 100,000 businesses have a base in the city. The financial quarter is where all the big names in banking are found, with The Bank of England, Aviva and Zurich all helping to establish Leeds as a business super hub of the UK.

Transport

Leeds is centrally located to access all parts of the country.

Halfway between London and Edinburgh, the region has access to excellent local, national and international transport links.

By rail

The second busiest train station in the country outside of London, Leeds provides first-rate rail links to the whole of the UK. London is just 2 hours 13 minutes away and Manchester only 51 minutes.

Leeds-Bradford International Airport

The airport is just 10 miles north of the city, connecting the UK to European and international destinations such as Australia, UAE and New York. It can be reached easily from the city centre using the local bus service getting you there in just 30 minutes.



Universities

Leeds is the second largest provider of education in the UK.

With over 60,000 full and part time students, Leeds is home to two universities and five colleges of Further Education which include the College of Music and College of Art and Design.

The University of Leeds

- ▶ Established in 1904, the University of Leeds is part of the Russell Group - a group of the UK's top 24 research-led universities
- ▶ 28,752 full time students
- ▶ Within the top 100 universities in the world (QS World Rankings 2014)
- ▶ Awarded 20 National Teaching Fellowships – more than any other institution in the UK
- ▶ Nine faculties including Biological Sciences, Business, Engineering and Medicine
- ▶ 7,420 International students from 141 countries



Leeds Beckett University

- ▶ Gained university status in 1992
- ▶ 20,925 full time students
- ▶ Over 3,000 international students from 116 different countries around the globe
- ▶ Has the largest business school of its kind in the UK
- ▶ Has four faculties; Arts, Environments and Technology, Health and Social Sciences, Business and Law and Carnegie.



Location

75 Hyde Park Road
Leeds
LS6 1PX

Key



Transport

Local bus stop
0.2 miles / 3 min walk
Burley Park Train Station
0.7 miles / 10 min walk
Leeds Train Station
1.5 miles / 13 min by bus
Leeds International Airport
7.4 miles / 30 min by bus

Train Times

Manchester
51 mins
Liverpool
1hr 24mins
London
2hr 13mins

The Universities

The University of Leeds
0.6 miles / 7 min walk
Leeds Beckett University, City campus
1.1 miles / 18 min walk
Leeds University Business School
0.5 miles / 5 min walk

Places of Interest

Trinity Shopping Centre
1.5 miles / 25 min walk
First Direct Arena
1 mile / 16 min walk
Leeds Royal Infirmary Hospital
1 mile / 16 min walk

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The Opportunity

Operating successfully since 2004, 75 Hyde Park Road has continued to remain a popular accommodation choice due to the excellent location within a student hotspot. The Hyde Park Road area is home to the largest student population in Leeds, attracting large numbers of tenants due to its close proximity to both the Universities and the city centre.

With a full refurbishment now complete, with students now moving in, 75 Hyde Park Road will be an attractive choice for students looking for quality accommodation in the area.

- ▶ Established student accommodation development in Leeds
- ▶ 72 units over 4 floors
- ▶ 3-4 units per cluster
- ▶ Clusters contain shared lounge, kitchen and bathrooms
- ▶ Secure on-site parking available
- ▶ Tenanted since 2004
- ▶ Excellent location, just a 5 minutes' walk to the University of Leeds Campus
- ▶ Just a 12 minute walk to the city centre
- ▶ Full refurbishment now complete

Specification

Student units range from 7sqm -14sqm

Units are equipped with:

- ▶ Small double bed (4ft wide)
- ▶ Fitted wardrobes
- ▶ Workstation with study chair
- ▶ Shelving and drawers
- ▶ Carpet, blinds and light fittings
- ▶ Internet with hi speed Wi-Fi or Ethernet connection

Clusters are arranged in clusters of 3 – 4. Each cluster comes with a shared communal area which includes:

- ▶ Fully fitted kitchen
- ▶ Fitted oven hob and extractor
- ▶ Fridge Freezer
- ▶ Microwave
- ▶ Lounge with sofas and flat screen TV
- ▶ Shower room with toilet and vanity sink

Disclaimer: All images and information about the development are provided as an indication of the likely style and specification of the development. These plans are not finalised and may be subject to change.



The Constructor

Goodwin Developments are the company who have carried out the refurbishment for 75 Hyde Park Road. Over many previous projects they have proven their skill and dedication time and time again and this expertise has been carried through with this newest Pinnacle Alliance Group endeavour.

Goodwin Developments are registered under the Considerate Constructors Scheme, and you can be sure that only the highest standard of work goes into the refurbishment.

Please email us your enquiry or call us if you wish to discuss a specific project/development or investment with one of our consultants.

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