



HARTLEY CRESCENT,  
WOODHOUSE, LEEDS  
LS6 2LL  
£185,000

2 Bedroom House

LINLEY &  
SIMPSON

AN APPEALING TWO BEDROOM MID TERRACE HOUSE located in Woodhouse, an area popular with both first time buyers and landlords alike. This through terrace house is conveniently located for easy access into the city centre, as well as to the Universities, Business School and Leeds General Infirmary. With gas central heating and uPVC double-glazing, the property briefly comprises: lounge with bay window, kitchen/diner, two bedrooms and a bathroom with shower. Externally, there is a south facing front garden and at the rear is a low maintenance courtyard. This light and spacious property also benefits from a handy storage basement, which spans the footprint of the house, and has plumbing for a washing machine, the gas meter and space for a full height fridge/freezer. There may be potential for further development of the basement rooms, subject to obtaining necessary building regs approval. Similar properties on the street have also extended into the roof/loft space - again subject to obtaining necessary building regs approval. **EARLY VIEWING RECOMMENDED. NO ONWARD CHAIN.**

Hartley Crescent is located in a sought after area within easy reach of the city centre, Universities, Business School and Hospitals. The Woodhouse/Hyde Park area is a diverse suburb approximately 1 mile from the city centre, popular with both students (being so close to campus), families and young professionals alike. The open spaces of Hartley Avenue Park, Woodhouse Ridge and Hyde Park are close by, as are a number of independent shops and restaurants.

## **GROUND FLOOR**

### **RAIN PORCH**

A practical rain porch for the removal of shoes etc, and giving access to the lounge...

### **LOUNGE**

With stripped and polished floorboards, a bay window and a feature fireplace with wood surround, this room overlooks the south-facing garden at the front of the house. Leading to...

### **KITCHEN/DINER**

This is a spacious room with a range of modern wall and base units with complementary black granite style worktop and attractive tiled splashback. There is a freestanding range-style cooker with gas hob, under counter space for a fridge and a stainless steel sink with drainer, overlooking the rear courtyard. Space for a dining table and chairs and a door out to the rear courtyard. The electric meter and consumer unit are in the kitchen, boxed in by a custom-built cupboard.

## **LOWER GROUND FLOOR**

There are two spacious rooms, which are open plan to the central staircase. At the rear is where the plumbing for the washing machine is located, together a freestanding full size fridge/freezer. The gas central heating boiler and gas meter are also located in the rear room.

## **FIRST FLOOR**

### **BEDROOM ONE**

A spacious double bedroom located at the front of the house, with a furniture friendly footprint.

### **BEDROOM TWO**

Located at the rear of the property, this is a large single bedroom, which would also make a great home office if required.

### **BATHROOM**

With a white bathroom suite incorporating a low-level WC, pedestal washbasin and a freestanding claw-foot bath with over bath electric shower. This room benefits from a window with privacy glass.

## **OUTSIDE**

At the front is a low maintenance south facing garden and a courtyard at the rear. Unrestricted on street parking.



COUNCIL TAX BAND A



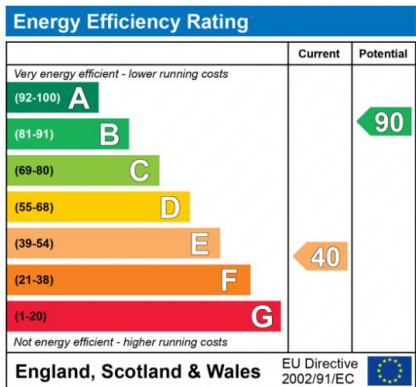
Hartley Crescent, Leeds, LS6

Approximate Area = 940 sq ft / 87 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nacheom 2022. Produced for Linley & Simpson. REF: 880145



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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