



HARTLEY CRESCENT,
WOODHOUSE, LEEDS
LS6 2LL
£180,000

2 Bedroom House

LINLEY &
SIMPSON

AN APPEALING TWO BEDROOM MID TERRACE HOUSE currently let out on an Assured Shorthold Tenancy at £850pcm (fixed term until 5 September 2022). This through terrace house is located in a prime letting area and would make a great addition to an existing portfolio, but could also appeal to investors looking to make their first BTL purchase. Equally, the house will appeal to first time buyers seeking a light and spacious first home. With gas central heating and uPVC double-glazing, the property briefly comprises: entrance porch, lounge with bay window, modern kitchen/diner, two bedrooms and a bathroom with shower. Externally, there is a long south facing front garden and at the rear is a low maintenance courtyard. The property was recently renovated by our seller, who lived in the house prior to letting it out. EARLY VIEWING RECOMMENDED. NO ONWARD CHAIN.

PLEASE NOTE: The internal marketing photos were taken prior to the current tenants moving in.

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

ENTRANCE PORCH

A practical entrance porch for the removal of shoes etc, and giving access to the lounge, kitchen/diner and stairs to first floor.

LOUNGE

With wood effect flooring, a bay window and a feature cast iron fire with wood surround, this room overlooks the long 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 complimentary black granite style worktop. Feature Belfast sink with swan neck mixer tap and views out to the rear courtyard. Space for a dining table and chairs. Integrated gas hob, electric oven and stainless steel extractor hood. The gas central heating combi boiler is wall mounted and the floor is tiled. Door out to rear courtyard.

FIRST FLOOR

BEDROOM ONE

A spacious double bedroom located at the front of the house, with a fitted cupboard over the stairs.

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 modern white bathroom suite incorporating a low-level WC, pedestal washbasin and a bath with over bath rainfall plumbed shower. This room benefits from a window with privacy glass.

OUTSIDE

At the front is a long south facing garden, with established shrubs, fruit trees, vegetable patches, a BBQ area and a small pond. A handmade and sustainably sourced hazel fence at the front provides wind shelter and privacy - the front garden is a real suntrap! There is a courtyard at the rear. Unrestricted on street parking.

COUNCIL TAX BAND A



Hartley Crescent, Leeds, LS6

Approximate Area = 664 sq ft / 61.7 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). © nchecom 2022. Produced for Linley & Simpson. REF: 653563

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		91
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.

AGENTS NOTES:

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