








CORNERSTONE

2a Hartley Crescent, Woodhouse, Leeds, LS6 2LL



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2a Hartley Crescent Guide Price £235,000

Cornerstone are delighted to announce for sale this brilliant opportunity to purchase this just finished fully renovated end terrace home with no onward chain located in the popular suburb of Woodhouse, Leeds.

Woodhouse is a popular suburb and a great location in Leeds. It is less than one mile from Leeds city centre as the crow flies making this property an ideal location for easy access to the universities, Leeds General Infirmary, Leeds City Centre and the surrounding suburbs such as Headingley and Meanwood.

Amenities close to this location are great, to name a few they comprise the Woodhouse Ridge, Hyde Park, Hyde Park Corner which has a selection of shops, cafes, bars, pubs, restaurants and the well-known Hyde Park Book Club. Nearby is Headingley centre with many more bars, cafes/coffee shops, pubs, restaurants and shops. Meanwood is also within relatively easy walking distance.

The current owners have meticulously and painstakingly renovated this brilliant property into what we have for sale now. They have taken the property back to brick. Highlights of the renovation externally include some new brickwork, re-pointing, new windows, new doors and a new roof.

Internally the property has new electrics, a new boiler with a 10-year warranty, new fixtures, fittings and a wave of efficiency measures allowing this property to score a highly respectable band C in its recent energy performance certificate assessment.

Internally the property comprises an entrance hallway and an amazing open-plan living area to the ground floor.

The first floor comprises a landing that leads to three bedrooms and a bathroom. The principal bedroom has a walk-in wardrobe.

Externally the property has outdoor spaces on all sides and the red front door faces south, so the side garden and the inside of the house get plenty of light during the day. The gardens are particularly private because of mature and well-tended hedging.

This property will definitely appeal to a range of purchasers because of its location, finish and price. It would make a great home for families, and professionals. It would also make a good investment for parent buyers or even landlords with its proximity to the universities of Leeds.

Viewing is highly recommended to appreciate this property.

Hallway

You enter the property through a red composite door into a neutrally decorated hallway that has a wood effect floor. The hallway leads to the open-plan living area and staircase to the first floor.

Open Plan Sitting, Kitchen & Dining Room

A fantastic open-plan living area that is neutrally decorated with a wood effect floor. The sitting room with a snug area has French doors that lead out into the side garden onto a raised timber deck. The sitting room flows through into the kitchen area. The kitchen area has a composite door that leads out into the rear garden. The kitchen comprises plenty of cupboards with a contrasting worktop with metro-tiled splashbacks. The kitchen utilities comprise a one-and-a-half stainless steel sink with a drainer that has a double-glazed window above, an integrated dishwasher, space for a washing machine, a gas hob with a stainless steel extractor above with lighting, a Bosch integrated oven, space for a tumble dryer and space for a free-standing fridge freezer. The dining area is neutrally decorated with a double-glazed window to the front elevation. A handy under-staircase storage cupboard also exists perfect for additional storage. Overall a brilliant modern living space with a combination of inset spotlighting and pendant lighting.

Landing

A neutrally decorated landing leads to the principal bedroom, bedroom two, bedroom three and the bathroom. Above and halfway up the staircase, a lovely original stained glass window has been encapsulated creating a lovely feature.

Principal Bedroom

A spacious and neutrally decorated principal bedroom that has a double-glazed bay window that offers a great view over the Hartley Crescent Public Open Space and Park with Leeds city centre as the backdrop with some iconic buildings in the skyline. This bedroom has a wood effect floor and a walk-in wardrobe.

Bedroom Two

A neutrally decorated bedroom with a wood effect floor and a double-glazed window to the rear elevation.

Bedroom Three

Again a neutrally decorated bedroom with a wood effect floor and a double-glazed window to the front elevation with a very pleasant view.

Bathroom

A lovely neutrally finished bathroom that comprises a bath with a shower over, a pedestal wash basin, a toilet and a chrome towel radiator. A frosted double-glazed window allows natural light in.

Front Garden

The front garden is accessed from Hartley Crescent and is laid to a hard standing. A mature hedge defines the boundary.

Side & Rear Garden

The side garden comprises a raised timber decked seating area that can be accessed from the open-plan living area through French doors. This seating area is a brilliant place to sit out, from the seating area, a couple of steps lead down to the side garden. The side garden has a number of planted borders and a lovely mature tree. The rear garden has two borders and a gate that leads out onto Back Hartley Avenue. A blue composite door leads into the kitchen from the rear garden.

Important Information

TENURE - FREEHOLD.

Council Tax Band B.

1. Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - Purchasers will be asked to produce original or certified identification and evidence of address documentation. We carry out electronic anti-money laundering checks on all buyers. We use a risk-based approach to determine the level of detail we apply when looking at each individual purchaser. Therefore, we may require additional documentation or information. If you conclude a sale subject to contract, you understand we shall carry out electronic anti-money laundering checks. This is not a credit



check and will not affect your credit file but may show on your credit search file.

2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check where we reasonably can.

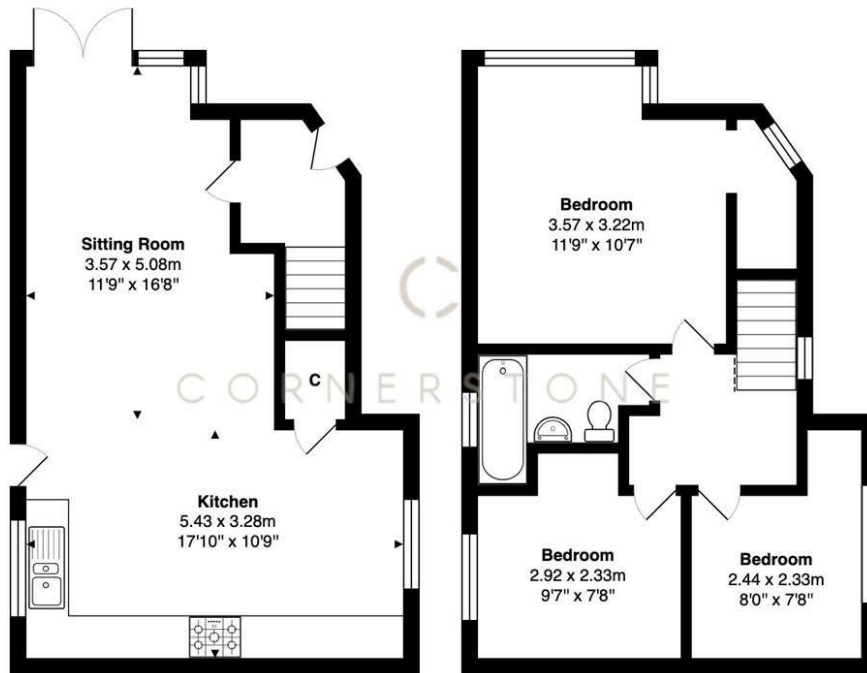
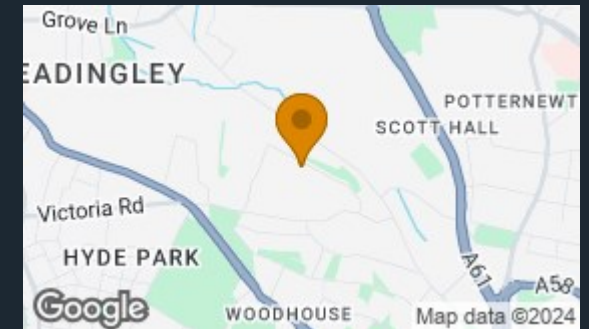
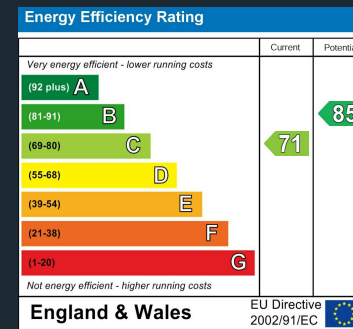
3. Measurements: These approximate room sizes are only intended as general guidance.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract, the matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Yorkshire's Finest Leeds Limited T/A Cornerstone Sales & Lettings nor any of its employees or agents has any authority to make or give any representation or warranty about this property.

Local Authority
Leeds City Council

Council Tax Band
B



Ground Floor

First Floor

Total Area: 80.1 m² ... 862 ft²

All measurements are approximate and for display purposes only



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