



22 Hartley Crescent, Leeds, LS6 2LL

A beautifully presented two bedroom property in Woodhouse. Well suited to a first time buyer or investor, this mid terrace house contains a large garden to the front and additional private garden to the rear and a large basement. The seller has installed PV panels to the roof.

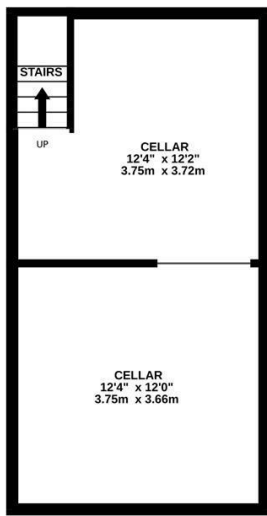
The property enters into an enclosed porch which leads to a large living room with a feature fireplace and a bay window. To the rear, the separate kitchen dining room contains fitted units and access to the rear garden. Upstairs, the master bedroom contains ample space for large wardrobes, drawers and a double bed. A second smaller room is perfect as a second bedroom or office. The house bathroom has recently been upgraded and includes full height wall tiles and a large shower.

The basement is accessed externally to the rear and contains over 27 square meters of storage.

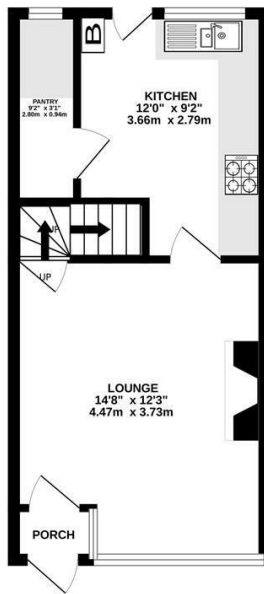
- Large Basement
- Solar Panels
- New Roof
- Wood Burning Stove
- On Street Parking
- Chain Free

£179,950

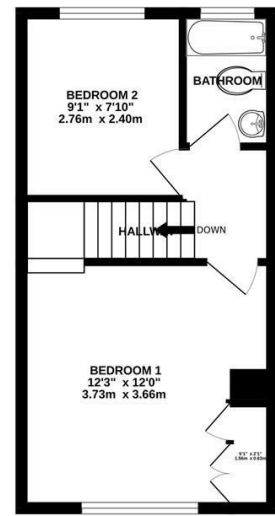
BASEMENT LEVEL



GROUND FLOOR



1ST FLOOR



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			
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			
England & Wales		EU Directive 2002/91/EC	

Tel: