



15 Hartley Avenue, Leeds, LS6 2LW

A seven bedroom, two bathroom HMO property in Woodhouse, Leeds.

Currently fully occupied and achieving a guaranteed rent of £26,400pa, this property would be an ideal investment purchase.

The property contains a front living room and a separate kitchen to the rear, complete with fully fitted appliances and an adjoining laundry. There are two bedrooms and a bathroom in the basement, with another four bedrooms and one bathroom across the first and second floors.

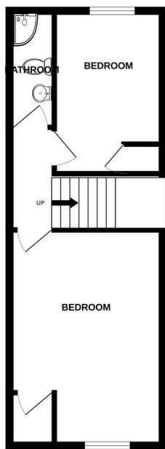
A rear garden patio is accessed from the kitchen.

- Seven Double Bedrooms
- Licensed HMO
- Two Bathrooms
- Large Kitchen
- Investment Property
- Rear Terrace

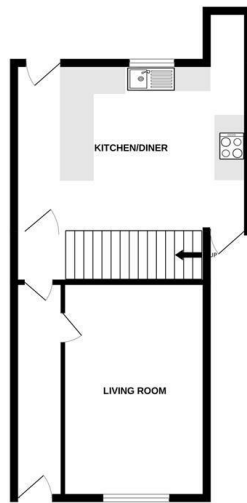
£399,950

www.fletcherprops.com

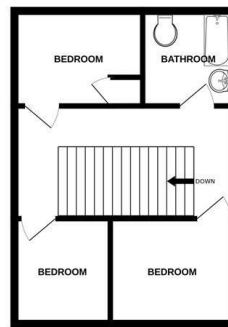
BASEMENT
357 sq.ft. (33.2 sq.m.) approx.



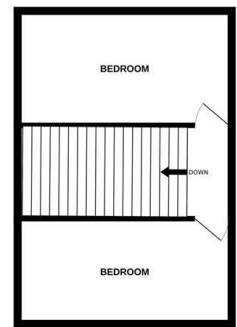
GROUND FLOOR
437 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.2 sq.m.) approx.



2ND FLOOR
359 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA: 1582 sq.ft. (147.0 sq.m.) approx.

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	