

## 22 Delph Lane, Leeds, West Yorkshire, LS6 2HQ

\*\* INVESTMENT OPPORTUNITY \*\*

A unique and excellently located block of two apartments in Woodhouse.

Comprising a four bedroom duplex to the ground and lower ground floor, and a four bedroom duplex to the first and second floors, with an additional guest room/study. This property is fully C4 compliant to be used as 2x HMO apartments.

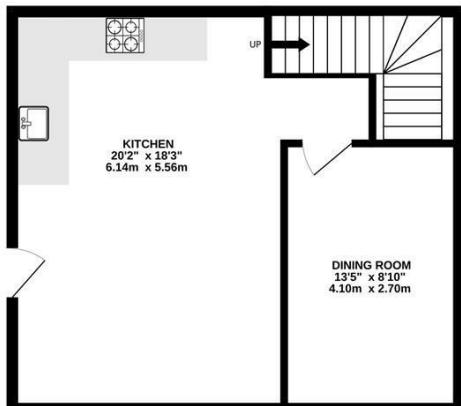
With characterful kitchen dining rooms located to the ground floor and top floor, these properties benefit from high ceilings, modern appliances and spacious living areas. All bedrooms are comfortable doubles and each fully furnished to a modern standard. There are four bathrooms in

- Two Duplex Apartments
- C4 Planning Approved
- Fully Let Until July 2026
- Popular Woodhouse Location
- Passing Rent £35,360PA
- Huge Basement Storage

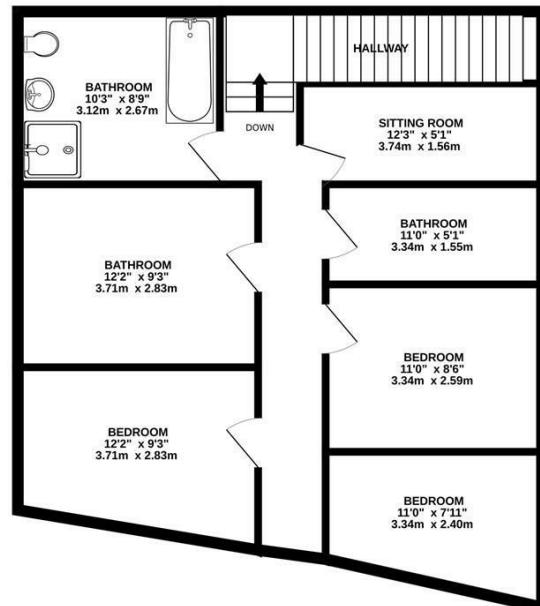
**£499,950**

[www.fletcherprops.com](http://www.fletcherprops.com)

GROUND FLOOR  
456 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR  
733 sq.ft. (68.1 sq.m.) approx.



TOTAL FLOOR AREA : 1188 sq.ft. (110.4 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	