



**37 Hartley Street  
Leeds, LS27 8BT**

**£165,000  
Freehold**

\*\*\*\* TWO BEDROOM SEMI DETACHED HOUSE - LOUNGE & DINING KITCHEN - GCH & PVCU DG - GARDENS FRONT & REAR - NO CHAIN \*\*\*\* This property comprises: entrance vestibule, lounge, dining kitchen, rear vestibule, landing, two double bedrooms, bathroom. To the outside, there are gardens to the front and rear and on street parking. It is located close to all local amenities and has good transport links to Leeds City Centre and the motorways. This property would make a great first purchase and viewing is recommended.



• SEMI DETACHED HOUSE • TWO DOUBLE BEDROOMS • GCH & PVCu DG • LOUNGE & DINING KITCHEN

## ENTRANCE HALL

Stairs to first floor. Door to front.

## LOUNGE

15'0" x 11'1"

Fitted gas fire. Storage cupboard to recess. Windows front and rear. Two radiators.

## DINING KITCHEN

15'0" x 8'1"

With base and wall units and stainless steel sink unit.

Electric cooker. Plumbing for automatic washing machine.

Windows front and rear. Radiator.

## REAR VESTIBULE

Understairs storage cupboard. Door to rear.

## LANDING

Window to rear. Radiator.

## BEDROOM ONE

15'0" x 8'1"

Storage cupboard. Access to loft. Windows to front and rear. Radiator.

## BEDROOM TWO

11'4" x 9'4"

Storage cupboard. Window to front. Radiator.

## BATHROOM

Part tiled with three piece suite comprising: bath, pedestal wash hand basin, low flush wc. Window to rear. Radiator.

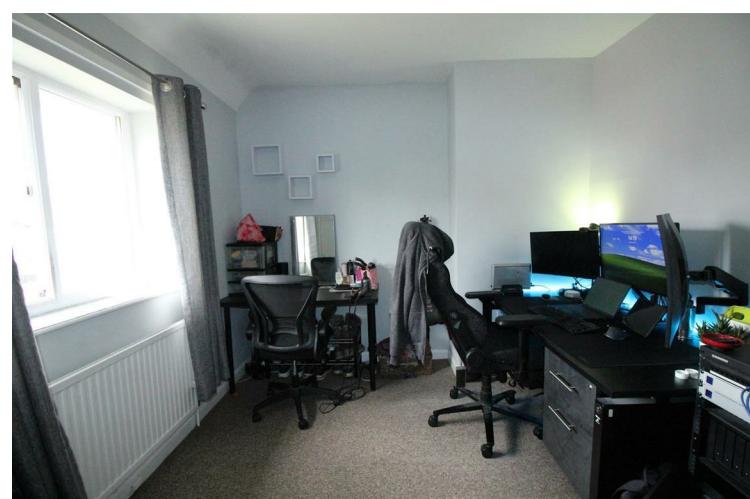
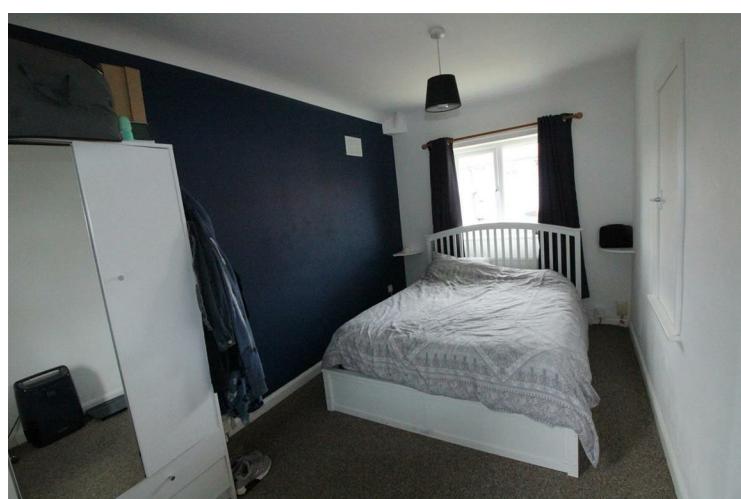
## EXTERIOR

Lawned gardens to front and rear. On street parking.

## DIRECTIONS

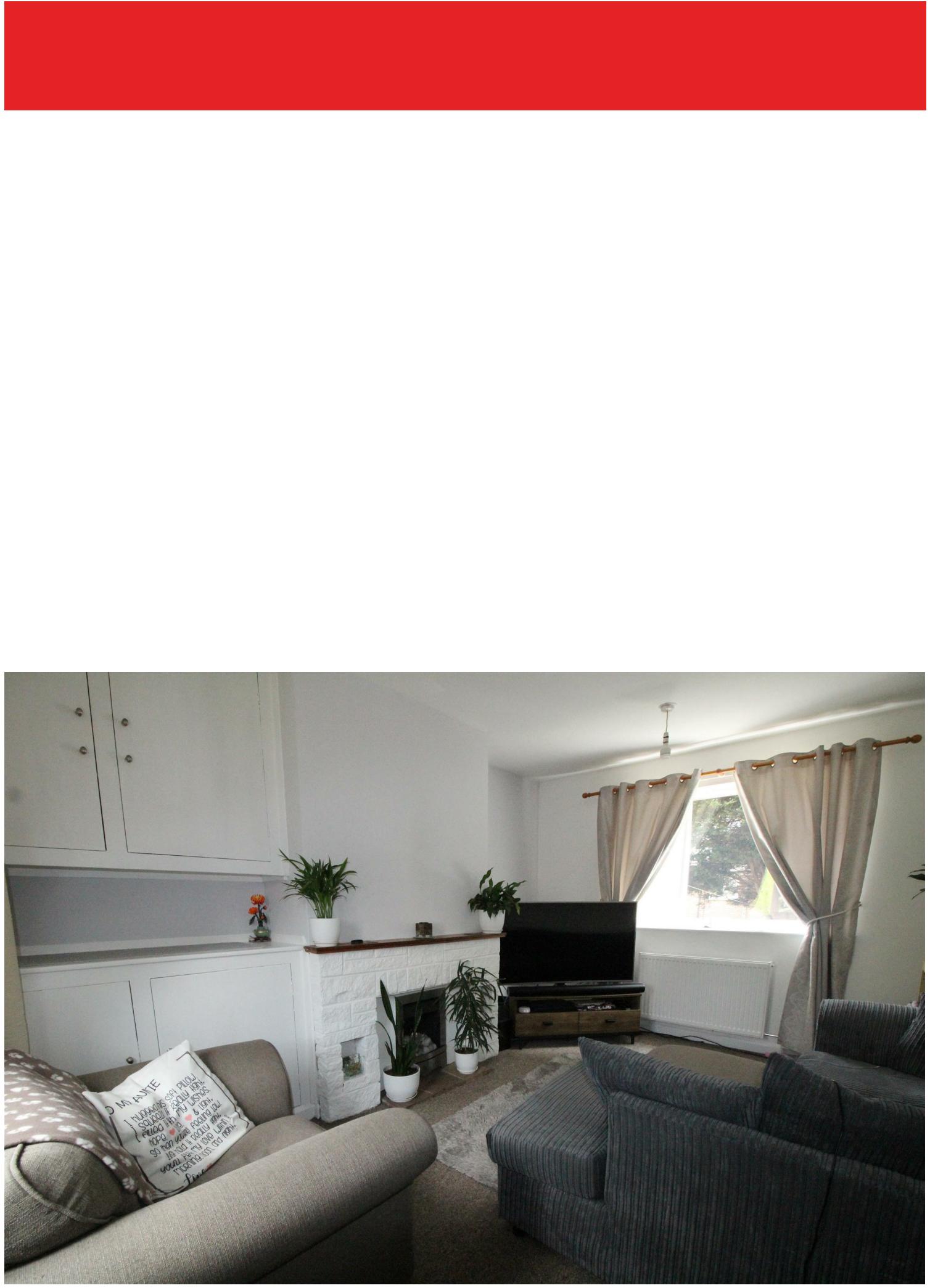
From Morley Town Centre proceed up Queensway and turn left at the roundabout onto Corporation Street. Go straight on at the next roundabout and turn left at the second onto Fountain Street which runs into Middleton Road. Turn right into Clough Street and Hartley Street is the first turning on the right. Number 37 will be found on the left hand side, signified by our For Sale board.

## NOTE



- BATHROOM WITH SHOWER • GARDENS FRONT & REAR • ON STREET PARKING • EPC - D • GREAT FIRST PURCHASE • NO CHAIN







## Additional Information

**Local Authority** - Leeds City Council  
**Council Tax** - Band A  
**Viewings** - By Appointment Only

**Floor Area** - 0.00 sq ft  
**Tenure** - Freehold



| 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 |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Birstall Sales  
Midland Bank Chambers  
Smithies Lane  
Birstall  
Batley  
West Yorkshire  
WF17 9EB

01924 474456  
[info@localproperties.net](mailto:info@localproperties.net)  
<http://www.localproperties.net/>

local  
properties  
buy • sell • let