



**Harold Street, Leeds LS6 1PL**

**welcome to**

## **Harold Street, Leeds**

- Spacious, character-filled home
- Two double bedrooms (incl. extended dormer)
- Useful basement with utility space
- On street parking
- South facing property

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

**£160,000**

### **Lounge**

A spacious lounge featuring high ceilings and original architectural details, complemented by hardwood flooring. A gas fire with exposed brick surround provides a charming focal point, while a front-facing window fills the room with natural light.

### **Kitchen**

A practical kitchen with wooden flooring and a front-facing window providing natural light. Fitted with laminate units, open shelving, and a tiled splashback, it includes a freestanding gas cooker, one-bowl metal sink, and space for a freestanding fridge freezer. A sliding door offers convenient access.

### **Dormer Bedroom**

A spacious dormer bedroom featuring an extended dormer, creating added room for a double or king-size bed. Finished with carpeting and front-facing windows, the space is bright, comfortable, and well-proportioned.

### **Bedroom 2**

A well-proportioned second bedroom with laminate flooring and a front-facing window for natural light. Accommodating a double bed, the room also features a characterful fireplace and a wall-mounted boiler installed in 2018.

### **Bathroom**

A functional bathroom with lino flooring and panelled walls, featuring a panel bath with electric shower over. Includes a pedestal sink, built-in storage, extractor fan, and a front-facing window for natural light.

### **Basement**

A practical basement with concrete flooring, offering useful storage space. Equipped with freestanding washing machine, it also houses the water meter and new consumer units.



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#### **Property Ref:**

HEA109873 - 0003

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