



AVAILABLE 10TH AUGUST 2026 - A WONDERFUL FULLY FURNISHED TWO BEDROOMED END TERRACE WITH A STUDY, A FANTASTIC OPEN PLAN KITCHEN, DINING AREA AND LOUNGE AND LOVELY ENCLOSED GARDENS, IDEAL FOR A PROFESSIONAL COUPLE. THE PROPERTY IS LOCATED OPPOSITE OPEN PLAYING FIELDS, ON THE DOORSTEP OF THE MEANWOOD VALLEY TRAIL AND WOODHOUSE RIDGE AND VERY CONVENIENTLY PLACED FOR THE MAIN UNIVERSITIES AND LEEDS CITY CENTRE. This beautifully and tastefully presented accommodation comprises an entrance hall, a stunning open plan fitted kitchen, dining area and a lounge with glazed doors to a timber decked patio and garden; upstairs there is a master bedroom with a small dressing room off and views over the parkland opposite, a second double bedroom and a third bedroom/study along with a bathroom w/c. Outside, the delightful corner plot garden is fully enclosed by privet hedging offering a good degree of privacy, with a raised timber deck, a large productive apple tree and a cosy seating area. There is ample on street parking. Internal viewing absolutely essential to fully appreciate this characterful and very well presented property. A deposit of 1 months rent will be required which will be registered with an approved scheme within 30 days of initial payment. A holding deposit of



21 OTLEY ROAD LEEDS LS6 3AA T: 0113 278 7427 [enquiries@castlehill.co.uk](mailto:enquiries@castlehill.co.uk)

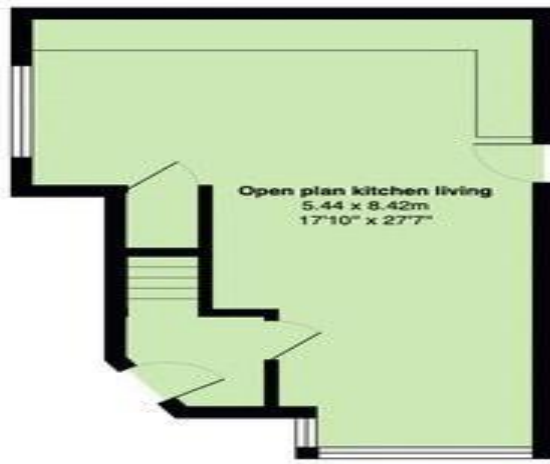


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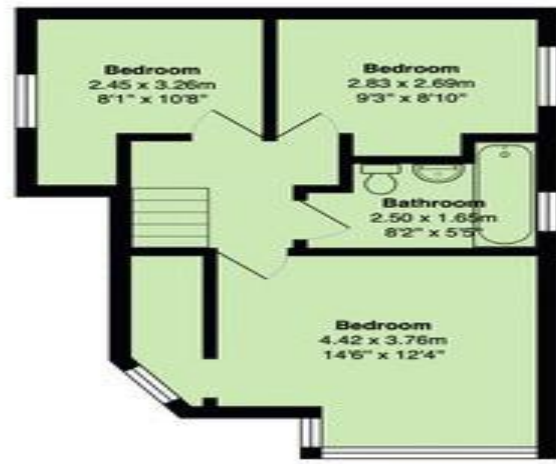


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85 B      |
| 69-80 | C             | 71 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

2a, Hartley Crescent, Woodhouse, LS6 2LL



Ground Floor



First Floor

Total Area: 77.1 m<sup>2</sup> ... 830 ft<sup>2</sup>

#### Tenant application process

All prospective tenants will need to complete an initial application form. This can be emailed, collected from the office or downloaded from our website or click this [link](#). Applications will then be processed for credit checking and referencing. A holding deposit of £100 per property is due, which on confirmation of a successful application, will be deducted from the first month's rent. If an application is not accepted, Castlehill reserve the right to withhold some or all of the holding deposit if misleading or false information is provided on the application form or the tenant withdraws their application without good reason. In some cases a guarantor may be required. All rents are due at least one month in advance. A deposit of at least the equivalent to one month's rent will be required which will be registered with approved scheme. Smoking and pets are prohibited in all properties unless specifically agreed by Castlehill/The landlord. Fees may apply to tenancy variations, early termination of tenancies, late rent and any property lock/security device repairs/changes as a result of lost keys or tenant negligence. Full details available on our website or click this [link](#).

**Viewings** - All viewings are by appointment. Please note that some viewing arrangements may require at least 24 hour's notice.

#### Council Tax Band - B

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer or contract. Intending tenants must rely upon their own inspection of the property.