

FLETCHER

HOUSES.FLATS.ROOMS



22B Delph Lane, Leeds, LS6 2HQ

Available 1st July 2024

A beautiful five bedroom, upper-storey converted apartment in Woodhouse.

With tasteful and unique features throughout, this special property comprises a stunning kitchen diner to the top floor, with penthouse-style wooden beams and large Velux windows providing a characterful living space. Five bedrooms, each a large double, are equipped with full, modern furnishings and are accompanied by two large bathrooms.

Delph Lane is considered the main through road into student-friendly Woodhouse. The University buildings are within one mile, and local bars and supermarkets are within 0.2 miles.

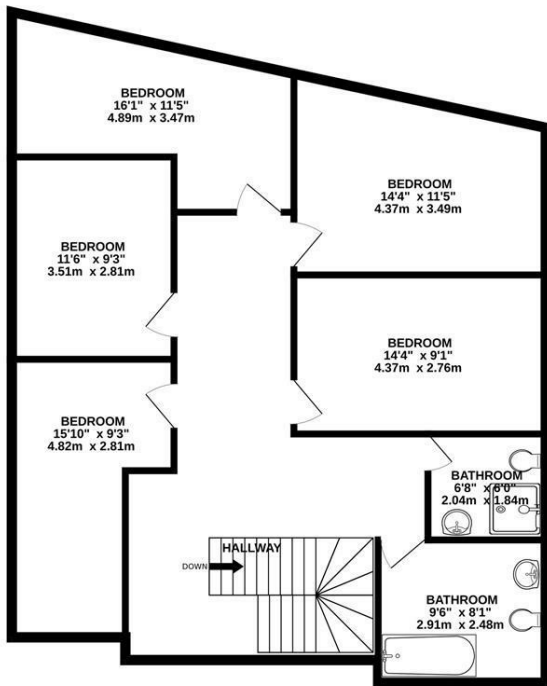
£1,950 Per month

www.fletcherprops.co.uk

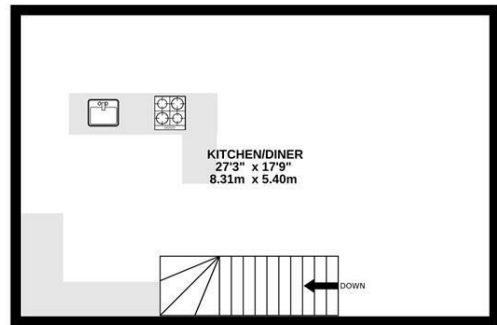
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GROUND FLOOR
1023 sq.ft. (95.1 sq.m.) approx.



1ST FLOOR
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA: 1506 sq.ft. (139.9 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		77	77
(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	

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