



## Harold Street, Leicester

- AVAILABLE IMMEDIATELY
- MODERN FITTED KITCHEN
- MODERN BATHROOM WITH SHOWER
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- CLOSE TO SHOPS AND SCHOOLS

- OPEN PLAN LOUNGE - DINING ROOM
- TWO DOUBLE BEDROOMS
- ENCLOSED GARDEN WITH ARTIFICIAL LAWN AND PLANT BORDERS
- LOCAL PARKS AND LEISURE CENTRE
- EXCELLENT TRANSPORT LINKS CLOSEBY

**£995 Per Month**



**Tenure:**

**HUNTERS®**  
HERE TO GET *you* THERE

# Harold Street, Leicester

## DESCRIPTION

This beautifully presented Victorian-style mid-terrace home is ready to move into and perfectly placed for easy access to local shops, schools and everyday amenities. The welcoming open-plan lounge and dining area offers a bright, versatile space to relax or entertain, complemented by a stylish modern kitchen.

Upstairs, you'll find two spacious double bedrooms and a sleek, contemporary bathroom complete with a shower over the bath.

The enclosed rear garden is designed for low maintenance, featuring an artificial lawn, attractive planting and a comfortable patio seating area—ideal for unwinding outdoors without the upkeep.

With excellent road and public transport links into the city, plus nearby leisure centres, parks and green spaces, this property is perfect for anyone seeking comfort, convenience and a great community setting.

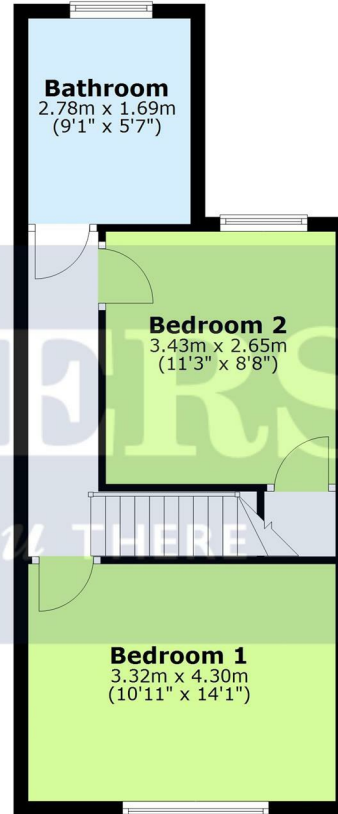
Get in touch with Hunters Estate Agents Wigston to book your viewing.



## Ground Floor



## First Floor



Total area: approx. 67.5 sq. metres (726.4 sq. feet)

While every attempt has been made to ensure the accuracy of the floor plan herea, measurements of doors, windows, rooms or any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

## Viewing

Please contact our Hunters Wigston Lettings Office on 0116 366 0660 if you wish to arrange a viewing appointment for this property or require further information.

19 Leicester Road, Wigston, Leicestershire, LE18 1NR

Tel: 0116 366 0660 Email:

wigston@hunters.com <https://www.hunters.com>



Council Tax: A

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| Energy Efficiency Rating                                                                                                                                                                                                                              |           | Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                                                                                                              |           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| Current                                                                                                                                                                                                                                               | Potential | Current                                                                                                                                                                                                                                                                                     | Potential |
| <b>Very energy efficient - lower running costs</b><br>(92 plus) <b>A</b><br>(81-91) <b>B</b><br>(69-80) <b>C</b><br>(55-68) <b>D</b><br>(39-54) <b>E</b><br>(21-38) <b>F</b><br>(1-20) <b>G</b><br><b>Not energy efficient - higher running costs</b> |           | <b>Very environmentally friendly - lower CO<sub>2</sub> emissions</b><br>(92 plus) <b>A</b><br>(81-91) <b>B</b><br>(69-80) <b>C</b><br>(55-68) <b>D</b><br>(39-54) <b>E</b><br>(21-38) <b>F</b><br>(1-20) <b>G</b><br><b>Not environmentally friendly - higher CO<sub>2</sub> emissions</b> |           |
|                                                                                                                                                                                                                                                       | 90        |                                                                                                                                                                                                                                                                                             |           |
|                                                                                                                                                                                                                                                       | 61        |                                                                                                                                                                                                                                                                                             |           |
| <b>England &amp; Wales</b><br>EU Directive 2002/91/EC                                                                                                                                                                                                 |           | <b>England &amp; Wales</b><br>EU Directive 2002/91/EC                                                                                                                                                                                                                                       |           |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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