

HUNTERS[®]

HERE TO GET *you* THERE



HUNTERS[®]

SALES & LETTINGS



Melton Garth
, Leeds, LS10 4RD
£725 Per Month

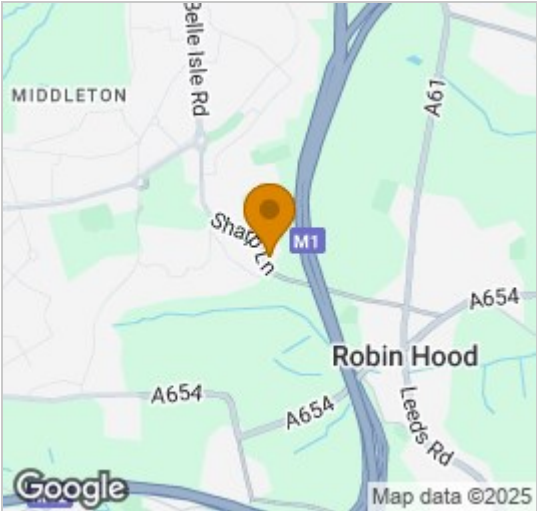


Council Tax: A

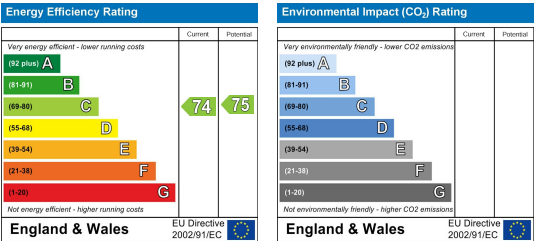
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Hunters Castleford Lettings Office on 01977604600 if you wish to arrange a viewing appointment for this property or require further information.

- !!CURRENTLY UNDER RENOVATION!! ■ NEW CARPETS BEING INSTALLED
- DECOR BEING RENEWED ■ KITCHEN AND BATHROOM BEING UPGRADED
- PETS CONSIDERED ■ LARGE LOUNGE AND DOUBLE BEDROOM
- LARGE GARDEN AREA AND AMPLE STREET PARKING ■ COUNCIL TAX BAND =A
- EPC RATING = C ■ DEPOSIT = £836

!!CURRENTLY UNDER RENOVATION!! - WHEN COMPLETE WILL HAVE: NEW CARPETS - NEW DECOR - FACELIFT TO KITCHEN AND BATHROOM - 1 DOUBLE BEDROOM - POPULAR LOCATION - EXCELLENT TRANSPORT LINKS - PETS CONSIDERED

HUNTERS are pleased to present to let this well appointed 1 bedroom first-floor apartment situated in this very popular location that provides great access to local amenities, minutes from Rothwell, M62 and regional transport links.

The property briefly consists of; Spacious lounge area, fully equipped kitchen, 1 double bedroom, and bathroom comprising of 3 piece suite with overhead electric shower. To the outside is a designated turfed garden area.

Call us today to arrange your viewing this is one not to be missed!



MATERIAL INFORMATION

- Tenure:
- Lease Years Remaining:
- Annual Ground Rent:
- Review Period:
- Review Increase:
- Service Charge:
- Shared Ownership:
- Ownership Share:

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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.