

HUNTERS[®]

HERE TO GET *you* THERE



HUNTERS

SALES & LETTINGS



Embleton Road

Leeds, West Yorkshire, LS26 9DA

£1,200 Per Month

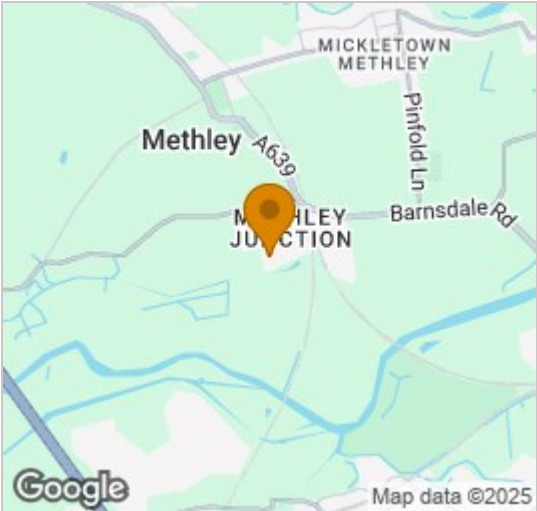


Council Tax: B

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.

- 3 BEDROOMS
- SEMI DETACHED
- PETS CONSIDERED
- LARGE DRIVEWAY
- MODERN THROUGHOUT
- OPEN PLAN
- SOUGHT AFTER VILLAGE
- EPC: TBC
- COUNCIL TAX BAND: B
- DEPOSIT: £1,384



3 BEDROOMS - SEMI DETACHED - PETS CONSIDERED - MODERN THROUGHOUT - TWO BATHROOMS - LARGE DRIVEWAY - ARTIFICIAL GRASS BACK GARDEN - EXCELLENT LOCATION

Hunters are pleased to offer to let this well presented family home located on this sought after village Methley. This fabulous property features a modern open plan kitchen, large driveway, bathroom/utility and enclosed rear garden.

The property is entered into a hallway with staircase to the first floor. The living room offers a large bay window to the front, open plan to a dining area which in turn has access via sliding patio doors to the enclosed garden featuring a decking area and artificial grass. The modern kitchen offers a quality range of cream gloss units to wall and base level with laminate work surface. Also, a utility area with a toilet and sink. The first floor comprises of three bedrooms and a very modern family bathroom with separate shower cubicle. To the outside the property offers gardens to the front and rear with blocked paved driveway for several vehicles.

Pets considered at an additional £35pcm.

The location offers excellent access to local schools, commuter links and access to local amenities.

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.