

HUNTERS[®]

HERE TO GET *you* THERE



Lilac Court

Leeds, West Yorkshire, LS14 6GQ

£995 Per Month



Council Tax: B



5 Lilac Court

Leeds, West Yorkshire, LS14 6GQ

£995 Per Month



Entrance Hall

9'9" (max) - 3'6" (max) (2.97m (max) - 1.07m (max))
Tiled floor, radiator and stairs to the upper level.

First Floor Landing

19'6" (max) - 9'0" (max) (5.94m (max) - 2.74m (max))
Radiator and floors to the lower level.

Cloak Room

3'0" (max) - 2'6" (max) (0.91m (max) - 0.76m (max))

Lounge Dining Room

15'6" (max) - 14'0" (max) (4.72m (max) - 4.27m (max))
Radiator and Juliet style balcony,

Kitchen

9'0" (max) - 8'6" (max) (2.74m (max) - 2.59m (max))
Stainless steel sink with drainer, integral washer dryer, dish washer, fan oven, gas hob with extractor over, fridge freezer, tiled splash back and a range of wall and base units.

Master Bedroom

13'9" (max) - 9'3" (max) (4.19m (max) - 2.82m (max))
Radiator.

Wardrobes

8'3" (max) - 3'6" (max) (2.51m (max) - 1.07m (max))

Bedroom Two

9'0" (max) - 7'9" (max) (2.74m (max) - 2.36m (max))
Radiator.

Bathroom

9'6" (max) - 5'6" (max) (2.90m (max) - 1.68m (max))
Tiled walls, panel bath with shower over, wash hand basin, radiator and w/c.

Garage

17'9" (max) - 9'3" (max) (5.41m (max) - 2.82m (max))
Power and lights, up and over garage door.

Parking Space

For one vehicle.

Outdoor Store Room

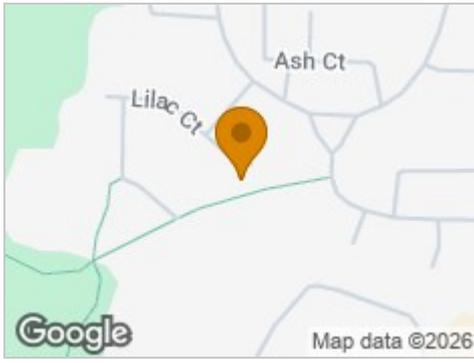
8'0" (max) - 3'6" (max) (2.44m (max) - 1.07m (max))

EXCELLENT FIRST FLOOR FLAT – TWO BEDROOMS – OPEN PLAN KITCHEN DINING ROOM – ATTACHED GARAGE - PRIVATE PARKING – INDEPENDENT ENTRANCE – CUL-DE-SAC LOCATION – AVAILABLE IN APRIL – UNFURNISHED – HOLDING DEPOSIT REQUIRED

A terrific first time home, this two bedroom first floor flat has its own independent entrance and is available in April, unfurnished. Located on the Yorkdale development in Killingbeck, the property is close to schools, shops, restaurants, cafes, bars, pubs and transport links to Leeds City Centre and beyond, to name just some of the amenities close by. There is an integral garage with parking in front and a further store room, externally. Internally, it briefly comprises entrance on the ground floor. On the main level, is a landing, lounge dining room, kitchen, two bedrooms, house bathroom and cloakroom. Energy Rating - C



Road Map



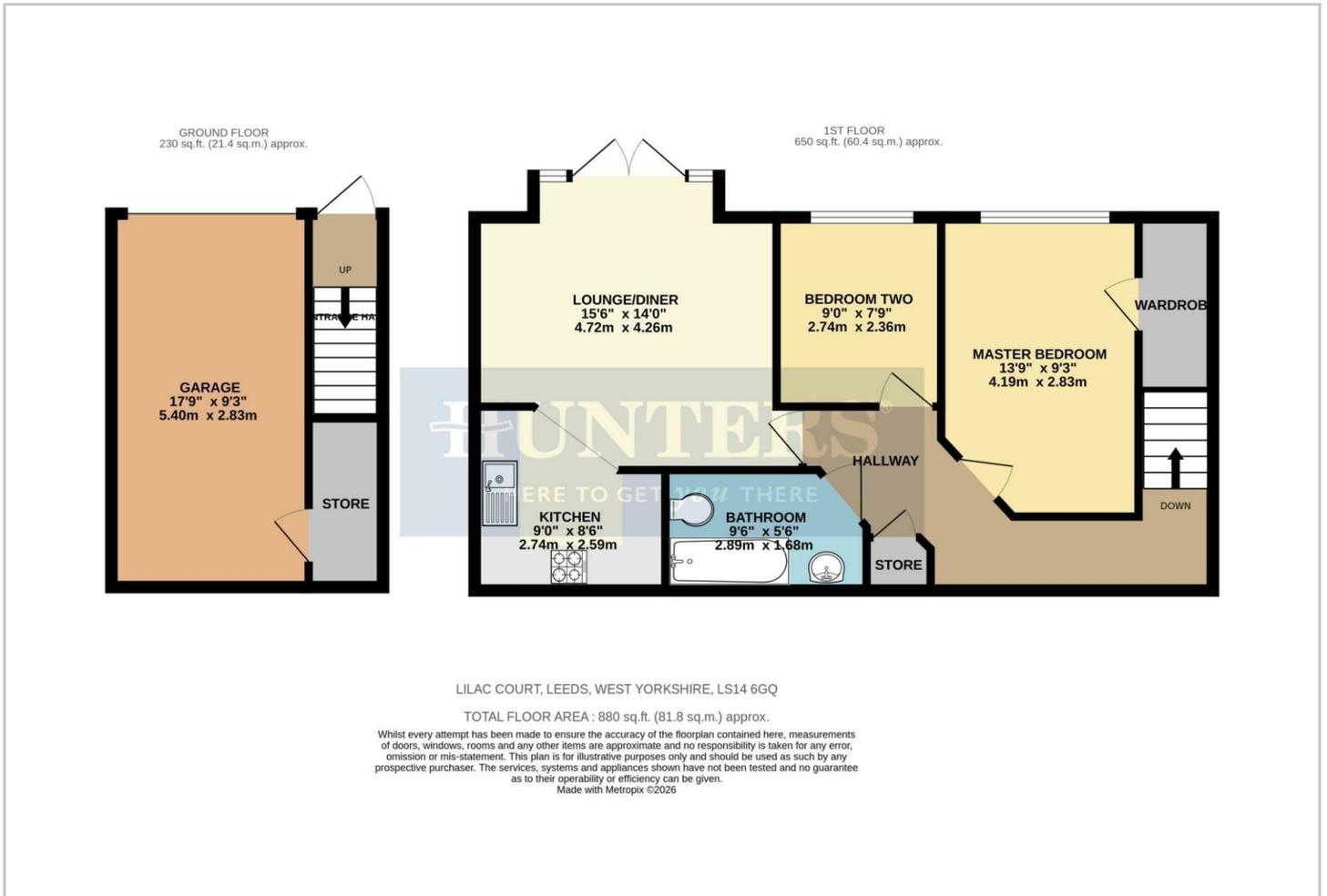
Hybrid Map



Terrain Map



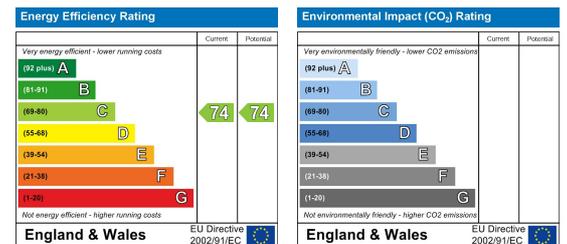
Floor Plan



Viewing

Please contact our Hunters North Leeds Office on 0113 268 0242 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.