



## Armley Ridge Road

LS12 2QY

£1,000 Per Month



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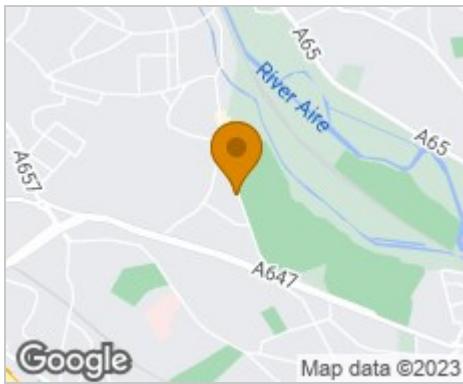
AVAILABLE TO RENT IMMEDIATELY is this DETACHED THREE BEDROOM PROPERTY. This mature 1930'S family sized home is well placed for easy access to Kirkstall amenities, Leeds City Centre and major motorway networks making it IDEAL FOR A WORKING FAMILY.

To the ground floor the property comprises spacious HALLWAY, TWO RECEPTION ROOMS and the KITCHEN. Upstairs there are THREE BEDROOMS, the house BATHROOM and separate W.C.

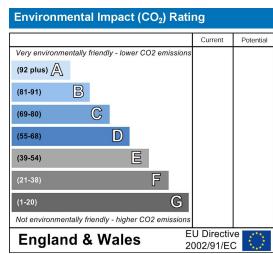
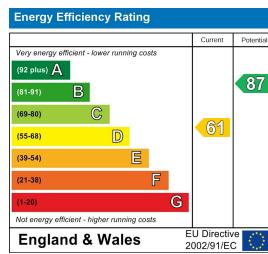
Externally, there are large gardens to both the front and rear of the property, as well as a single GARAGE and off road parking.

A small pet will be considered.





### 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.