

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Woodland Court

Walton, Thorp Arch, LS23 7BP

£1,050 Per Calendar Month



# 5 Woodland Court

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## ACCOMMODATION

### COMMUNAL ENTRANCE HALL

Panelled entry door with intercom entry telephone system.

### INNER HALLWAY

With panelled entry door and wall mounted electric storage heater, intercom entry telephone, built-in storage cupboard, telephone point.

### OPEN PLAN LOUNGE/DINING/KITCHEN

Two windows to the side, glazed double doors to the rear with window giving views across fields towards Walton, television and telephone points, two wall mounted electric storage heaters.

### DINING AREA

Spacious area that can comfortably seat six.

### LOUNGE

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### KITCHEN AREA

With a range of maple units comprising base and wall units with drawers, work surfaces, tiled splash backs, wall units with under lighting, NEFF integrated appliances including electric oven and hob with extractor hood over, fridge, freezer, dishwasher and washing machine/ tumble dryer, single drainer stainless steel sink with mixer tap, halogen down lighters.

### BEDROOM ONE

Windows to the front and side, television and telephone points, wall mounted slimline heater.

### EN-SUITE SHOWER ROOM

White suite comprising; shower cubicle, pedestal wash hand basin, low level wc, extractor fan, chrome heated towel rail and fully tiled walls.

### BEDROOM TWO

Window to the side and wall mounted slimline heater.

### BATHROOM

White suite comprising; bath, pedestal wash hand basin, low level wc - all with chrome fittings, chrome heated towel rail, extractor fan, chrome heated towel rail and fully tiled.

### PARKING

There is a reserved parking space with the property and there is also visitor parking available.

### GARDENS

There are delightful communal gardens which are laid mainly to lawn. The property has south and west facing aspects for maximum sunshine. At the heart of the development there is a parkland area for community use.



Road Map



Hybrid Map



Terrain Map



Floor Plan



TOTAL APPROX. FLOOR AREA 859 SQ.FT. (79.8 SQ.M.)

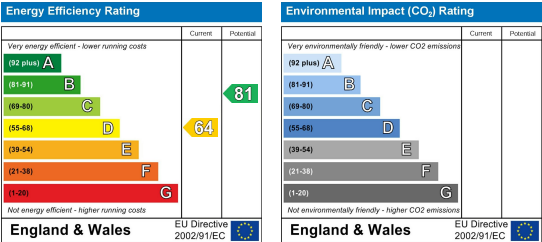
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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

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Viewing

Please contact our Hunters Wetherby Lettings Office on 01937 588228 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.