



**HUNTERS®**  
HERE TO GET *you* THERE



# Lumley Terrace, Leeds

£1100 per calendar month



A two bedroom back to back terrace house situated in a convenient location being close to Burley Park Train station and Headingley centre. Fully redecorated with brand new carpets, insulated and with a new roof, gas central heating, double glazed. Set over 4 floors starting with the kitchen and store room to the lower ground, living room to the ground floor, to the first floor is the new bathroom suite with bath and shower over, double bedroom, to the second floor is a further double bedroom. To the outside there is off road parking and a gravel area to sit out in.

Available early September - EPC C - Council Tax Band A

56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002  
otley@hunters.com | www.hunters.com

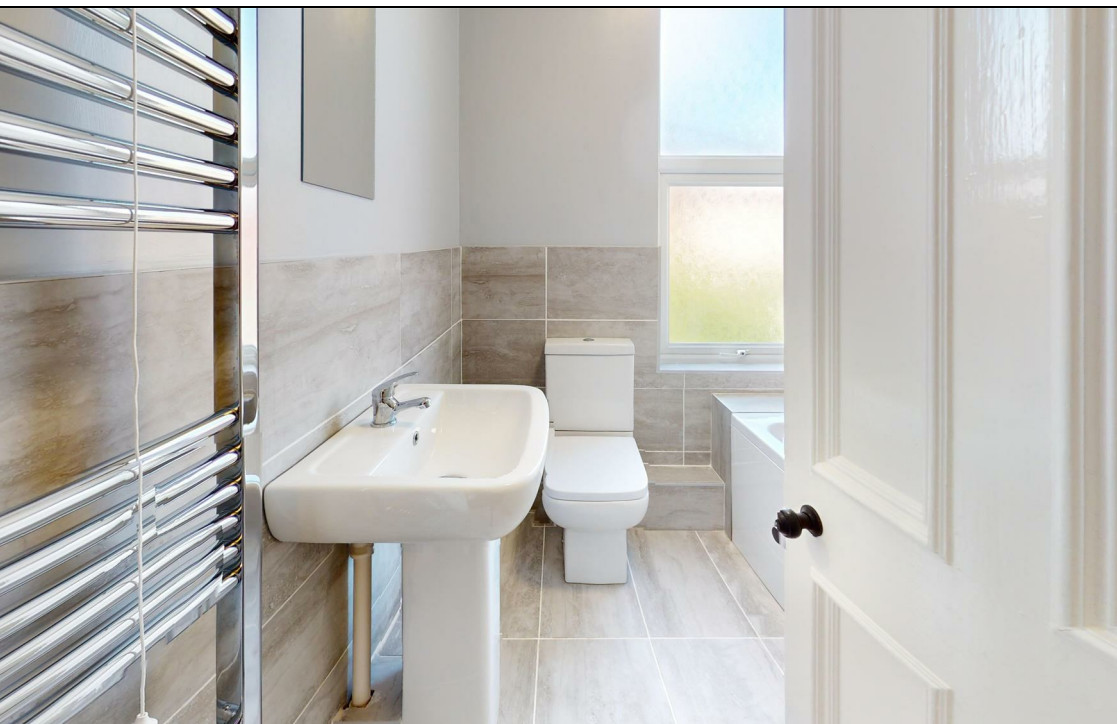


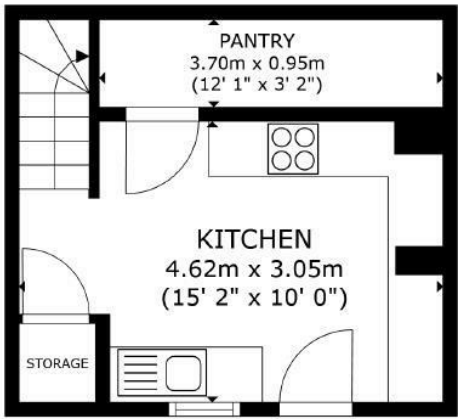
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## KEY FEATURES

- AVAILABLE EARLY SEPTEMBER
- TWO DOUBLE BEDROOMS
- BACK TO BACK TERRACE
  - SET OVER 4 FLOORS
  - BATHROOM
  - EPC RATING C
- COUNCIL TAX BAND A
- 3D WALKTHROUGH



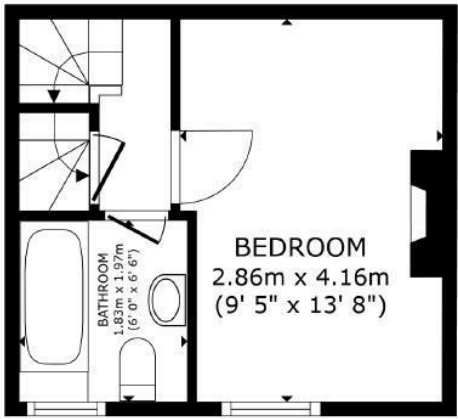




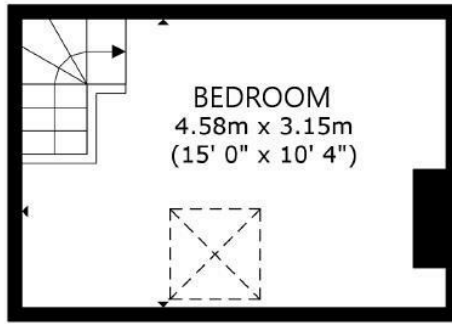
GROUND FLOOR



FLOOR 1



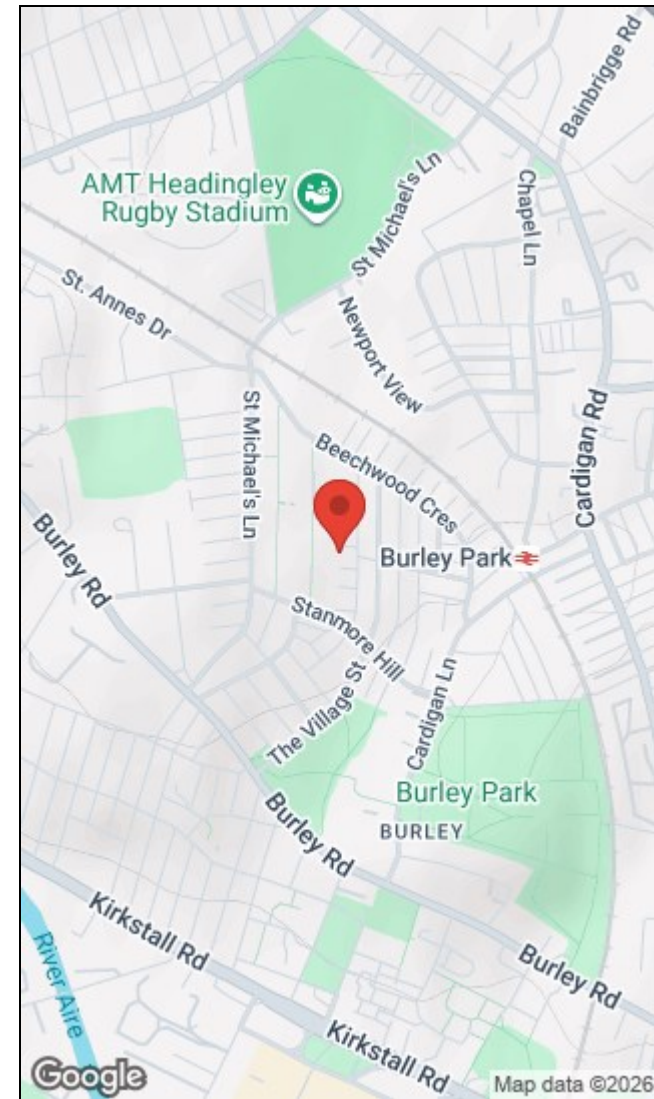
FLOOR 2



FLOOR 3

GROSS INTERNAL AREA  
GROUND FLOOR 19.2 m² (207 sq.ft.) FLOOR 1 19.2 m² (207 sq.ft.) FLOOR 2 19.2 m² (206 sq.ft.) FLOOR 3 14.5 m² (156 sq.ft.)  
TOTAL : 72.0 m² (775 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>84</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | <b>71</b>               |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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