

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Sussex Avenue

Horsforth, Leeds, LS18 5NN

Asking Price £290,000



Council Tax: B



# 44 Sussex Avenue

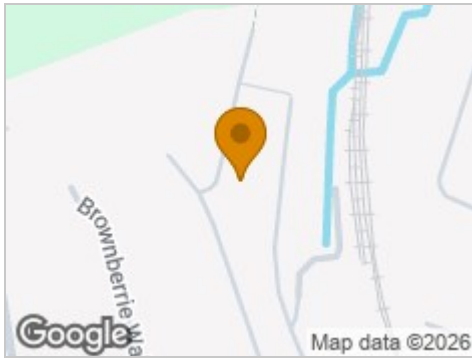
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## Road Map



## Hybrid Map

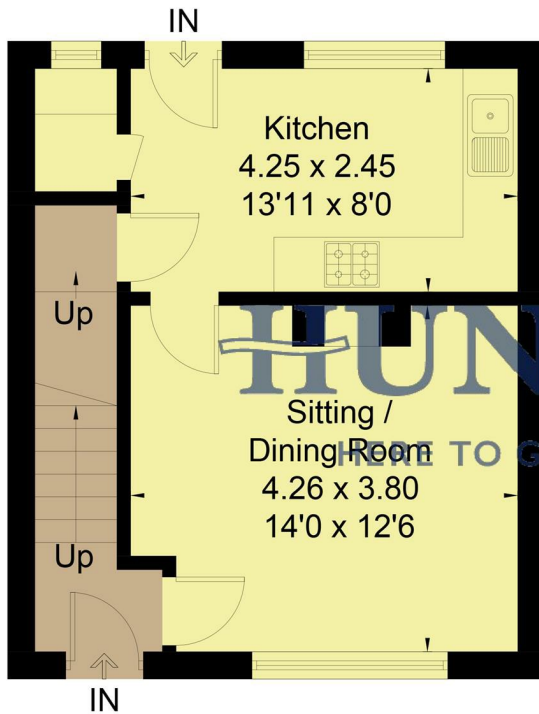


## Terrain Map

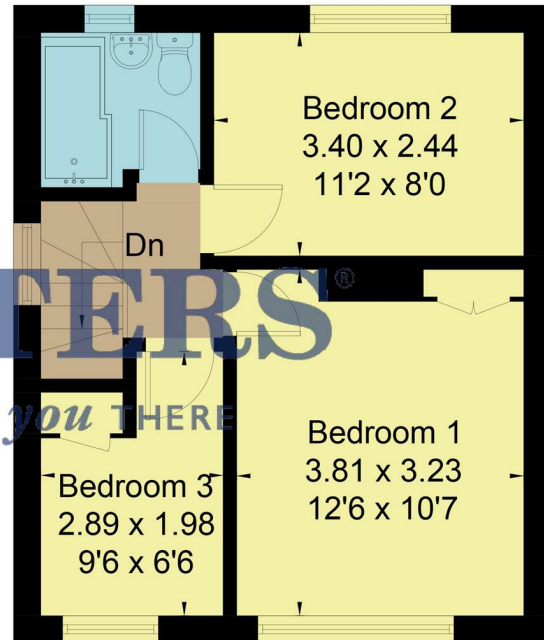


## Floor Plan

Approximate Floor Area = 68.0 sq m / 732 sq ft



Ground Floor



First Floor

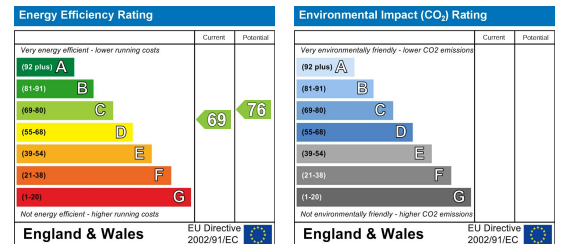


This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #110697

## Viewing

Please contact our Hunters Yeadon Office on 01132029923 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.