

# HUNTERS®

HERE TO GET *you* THERE



## Chippendale Cottage Hallam Street

, Leeds, LS20 8AG

£950 Per Calendar Month



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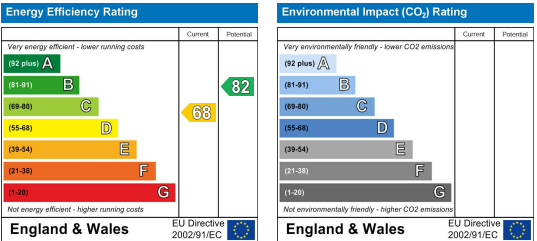
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Hunters Yeadon Office on 01132029923 if you wish to arrange a viewing appointment for this property or require further information.

- Central location
- Two reception rooms
- Good condition throughout
- Modern kitchen and bathroom
- Close proximity to the station
- Three generous bedrooms



With a central Guiseley Location, close to local shops, amenities and a 2 minute walk from Guiseley Train Station, Chippendale Cottage benefits from gas central heating and double glazing throughout.

The ground floor briefly comprises; a good size entrance hall leading into the first reception room; Double doors lead into the main reception area which benefits from stylish decor and carpets, as well as a feature fireplace. Finally there is a modern fitted kitchen, with integrated electric oven and gas hob, fridge, freezer, and washing machine. To the first floor, Two large double bedrooms and a third slightly smaller bedroom can all be found, along with a recently refurbished house bathroom with white ceramic wash basin, WC and shower over bath with glass shower screen.

Water rates included in rent

Not suitable for young children



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.