

# HUNTERS®

HERE TO GET *you* THERE



## Bramham Gardens

Leeds, West Yorkshire, LS15 8GT

£2,250 Per Month

4  2  1   A

Council Tax: E

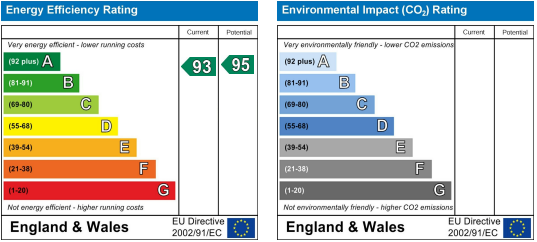
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Hunters North Leeds Lettings Office on 0113 268 0242 if you wish to arrange a viewing appointment for this property or require further information.

- SUPERB DETACHED FAMILY HOME
- IMMACULATE CONDITION
- FOUR BEDROOMS AND TWO BATHROOMS
- SITUATED ACROSS FROM GREEN SPACES AND POND
- DOWNSTAIRS W/C
- GARDENS TO THE FRONT AND REAR
- GARAGE AND DRIVEWAY
- AVAILABLE NOW
- PART FURNISHED
- HOLDING DEPOSIT REQUIRED



SUPERB DETACHED FAMILY HOME – IMMACULATE CONDITION – FOUR BEDROOMS AND TWO BATHROOMS – SITUATED ACROSS FROM GREEN SPACES AND POND – DOWNSTAIRS W/C – GARDENS TO THE FRONT AND REAR – GARAGE AND DRIVEWAY – AVAILABLE NOW– PART FURNISHED – HOLDING DEPOSIT REQUIRED

In immaculately presented, this four bedroom detached home is available in May, is part furnished and has solar panels on the roof. Located on a new built Redrow estate close to The Springs with its shops, bars, cafes, restaurants, cinema, as well as the ELOR and its excellent transport links to the motorway network and Leeds City Centre, among other great amenities close by. There are gardens to the front and rear, a driveway, garage and a communal space with lawns, walkways and a reflection pond, externally. Internally, it briefly comprises; entrance hall, downstairs w/c, lounge, utility cupboard and kitchen dining room on the ground floor. On the first floor there is an ensuite master bedroom, house bathroom, landing and three further bedrooms. Energy Rating - A

MATERIAL INFORMATION

- Tenure:
- Lease Years Remaining:
- Annual Ground Rent:
- Review Period:
- Review Increase:
- Service Charge:
- Shared Ownership:
- Ownership Share:

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.