

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Lilac Court

Leeds, West Yorkshire, LS14 6GQ

£995 Per Month



Council Tax: B

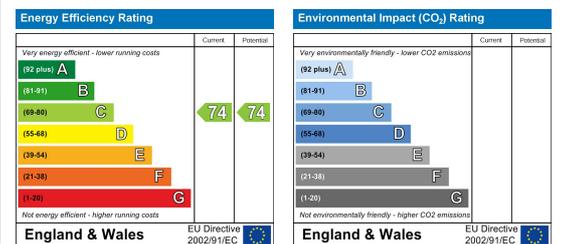
## Floor Plan



## 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.

- EXCELLENT FIRST FLOOR FLAT
- TWO BEDROOMS
- OPEN PLAN KITCHEN DINING
- ATTACHED GARAGE ROOM
- PRIVATE PARKING
- INDEPENDENT ENTRANCE
- CUL-DE-SAC LOCATION
- AVAILABLE IN APRIL
- UNFURNISHED
- HOLDING DEPOSIT REQUIRED

EXCELLENT FIRST FLOOR FLAT – TWO BEDROOMS – OPEN PLAN KITCHEN DINING ROOM – ATTACHED GARAGE - PRIVATE PARKING – INDEPENDENT ENTRANCE – CUL-DE-SAC LOCATION – AVAILABLE IN APRIL – UNFURNISHED – HOLDING DEPOSIT REQUIRED

A terrific first time home, this two bedroom first floor flat has its own independent entrance and is available in April, unfurnished. Located on the Yorkdale development in Killingbeck, the property is close to schools, shops, restaurants, cafes, bars, pubs and transport links to Leeds City Centre and beyond, to name just some of the amenities close by. There is an integral garage with parking in front and a further store room, externally. Internally, it briefly comprises entrance on the ground floor. On the main level, is a landing, lounge dining room, kitchen, two bedrooms, house bathroom and cloakroom. Energy Rating - C



## 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.