

HUNTERS[®]

HERE TO GET *you* THERE



West Farm Avenue

Leeds, West Yorkshire, LS10 3SQ

£1,100 Per Month



Council Tax: C



1 West Farm Avenue

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£1,100 Per Month



Hall

11'0" (max) - 8'3" (max) (3.35m (max) - 2.51m (max))

Wall lights and access to all the rooms.

Lounge

21'0" (max) - 11'0" (max) (6.40m (max) - 3.35m (max))

Wall lights, radiator and bay window.

Kitchen Dining Room

15'0" (max) - 9'0" (max) (4.57m (max) - 2.74m (max))

Gas hob with extractor over, stainless steel sink with drainer, double fan oven, tiled splash back, door to the rear garden and a range of wall and base units.

Master Bedroom

14'0" (max) - 11'0" (max) (4.27m (max) - 3.35m (max))

Radiator.

Bedroom Two

14'6" (max) - 9'0" (max) (4.42m (max) - 2.74m (max))

Radiator and bay window.

Bathroom

6'3" (max) - 6'0" (max) (1.91m (max) - 1.83m (max))

Fully tiled walls and floor, heated towel rail, panel bath with shower over, wash hand basin and w/c.

Front Gardens

Grassed areas.

Side Garden

Grassed lawns, trees and bushes.

Driveway

With parking for several vehicles.

Detached Garage

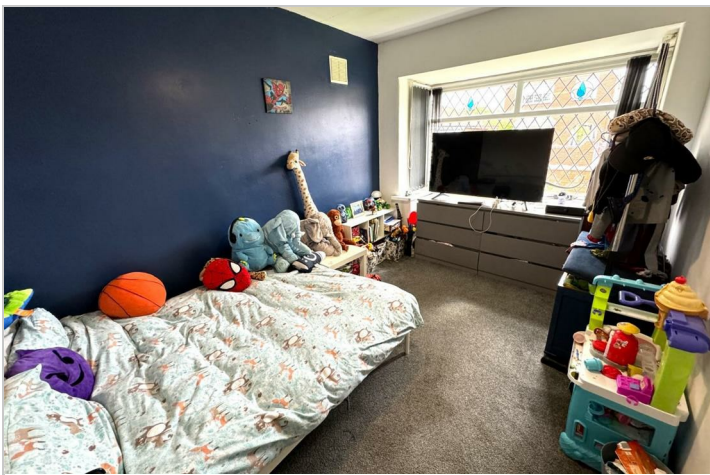
Up and over door, power and lights.

Rear Gardens

Grassed lawns and patio area.

SEMI-DETACHED BUNGALOW – TWO DOUBLE BEDROOMS – SUPERB PLOT – GARDENS TO ALL SIDES – DRIVEWAY – DETACHED GARAGE – CUL-DE-SAC LOCATION – AVAILABLE IN AUGUST – UNFURNISHED – HOLDING DEPOSIT REQUIRED

Available in August, this two bedroom semi-detached bungalow is unfurnished. Located on a quiet cul-de-sac the property is close to shops, bars, restaurants, parks and transport links to name just some of the great amenities close by. Set in a brilliant larger than average plot with gardens to all sides, a driveway and detached garage externally. Internally, it briefly comprises; hallway, lounge, kitchen dining room, two double bedrooms and bathroom. Energy Rating - C



Road Map



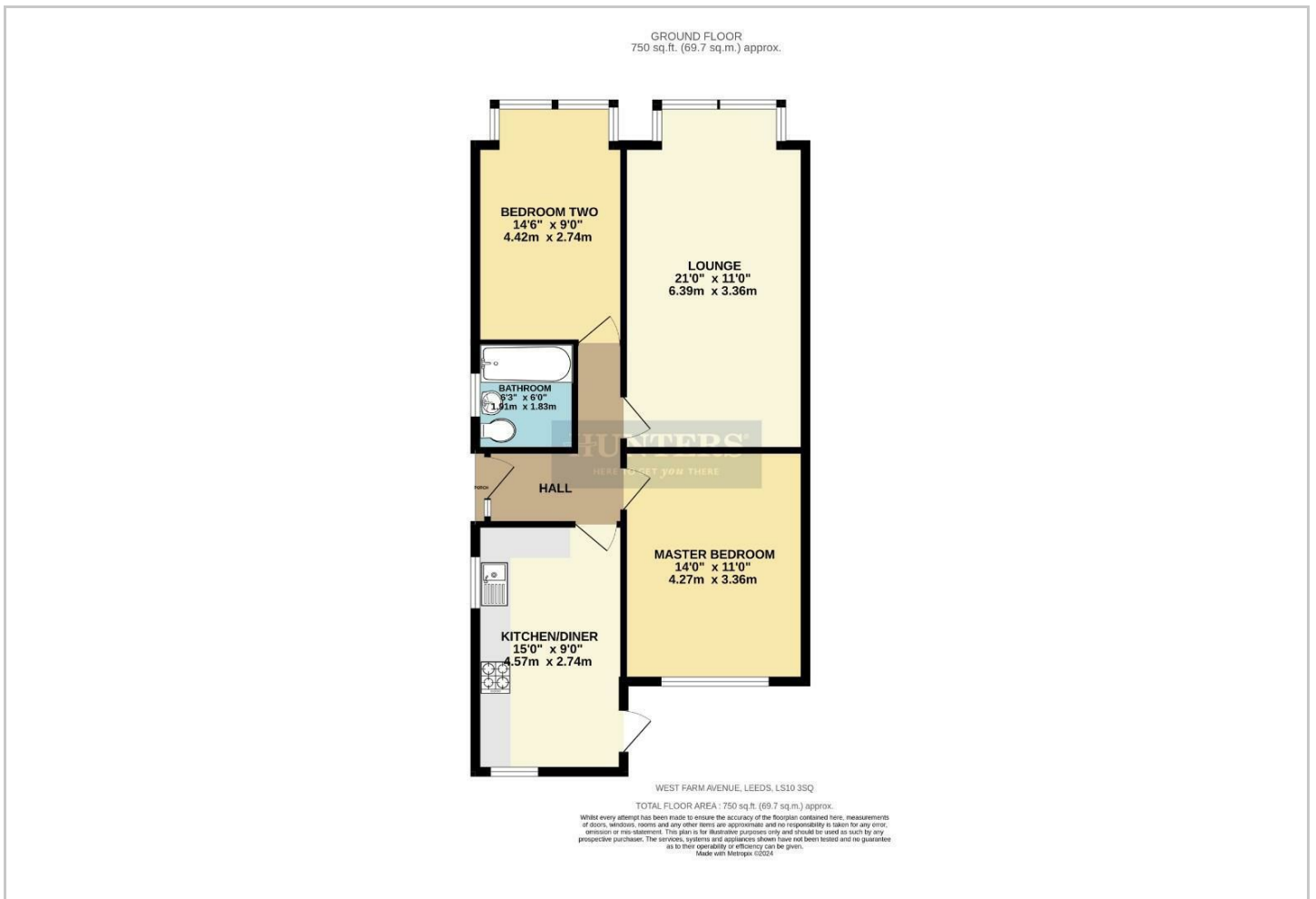
Hybrid Map



Terrain Map



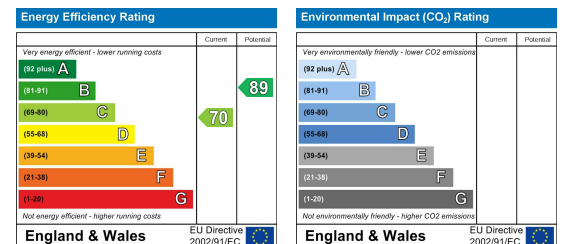
Floor Plan



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.

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.