

# HUNTERS®

HERE TO GET *you* THERE



## Dale Park Rise

Cookridge, Leeds, LS16 7PP

£1,275 Per Month



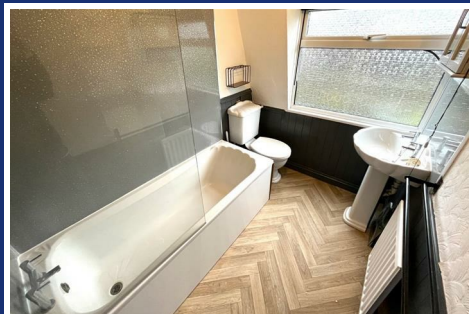
Council Tax: C



# 7 Dale Park Rise

Cookridge, Leeds, LS16 7PP

## £1,275 Per Month



### Entrance Hall

14'6" (max) - 6'3" (max) (4.42m (max) - 1.91m (max))  
Radiator and stairs to the upper level.

### Store Room

5'1" (max) - 2'9" (max) (1.55m (max) - 0.84m (max))  
Housing the boiler.

### Lounge

14'6" (max) - 11'0" (max) (4.42m (max) - 3.35m; 0.00m (max))  
Gas Fire and radiator.

### Kitchen Dining Room

18'2" (max) - 9'10" (max) (5.54m (max) - 3.00m (max))  
Stainless steel sink with drainer, hob with extractor fan over, double fan oven, integral fridge freezer, tiled splash back and a range of wall and base units.

### Landing

8'10" (max) - 6'1" (max) (2.69m (max) - 1.85m (max))  
Stairs to the lower level.

### Master Bedroom

14'6" (max) - 12'3" (max) (4.42m (max) - 3.73m (max))  
Built in wardrobes and radiator.

### Bedroom Two

12'3" (max) - 10'9" (max) (3.73m (max) - 3.28m (max))  
Built in wardrobes and radiator.

### Bedroom Three

12'0" (max) - 9'0" (max) (3.66m (max) - 2.74m (max))  
Built in wardrobes and radiator.

### Bathroom

7'6" (max) - 6'1" (max) (2.29m (max) - 1.85m (max))  
Panel bath with shower over, wash hand basin, radiator and w/c.

### Front Garden

Grassed lawns, hedges, shrubs and flower beds.

### Rear Gardens

Patio area, tiered decking area and gate to the back street.

**SEMI-DETACHED PROPERTY - THREE BEDROOMS - GARDENS FRONT AND REAR - GARAGE - OFF ROAD PARKING - COOKRIDGE - AVAILABLE NOW – HOLDING DEPOSIT REQUIRED - UNFURNISHED**

This three bedroom semi-detached house was recently undergone extensive renovation and is in excellent condition. Located in Cookridge the property is well located for schools, shops, restaurants, cafes, bars and transport links to name just some of the great amenities close by. There are gardens to the front and rear as well as a garage and further off road parking externally. Internally it briefly comprises; entrance hall., store room, lounge and kitchen dining room on the ground floor. On the first floor there are three bedrooms, landing and house bathroom. Energy Rating - C



Road Map



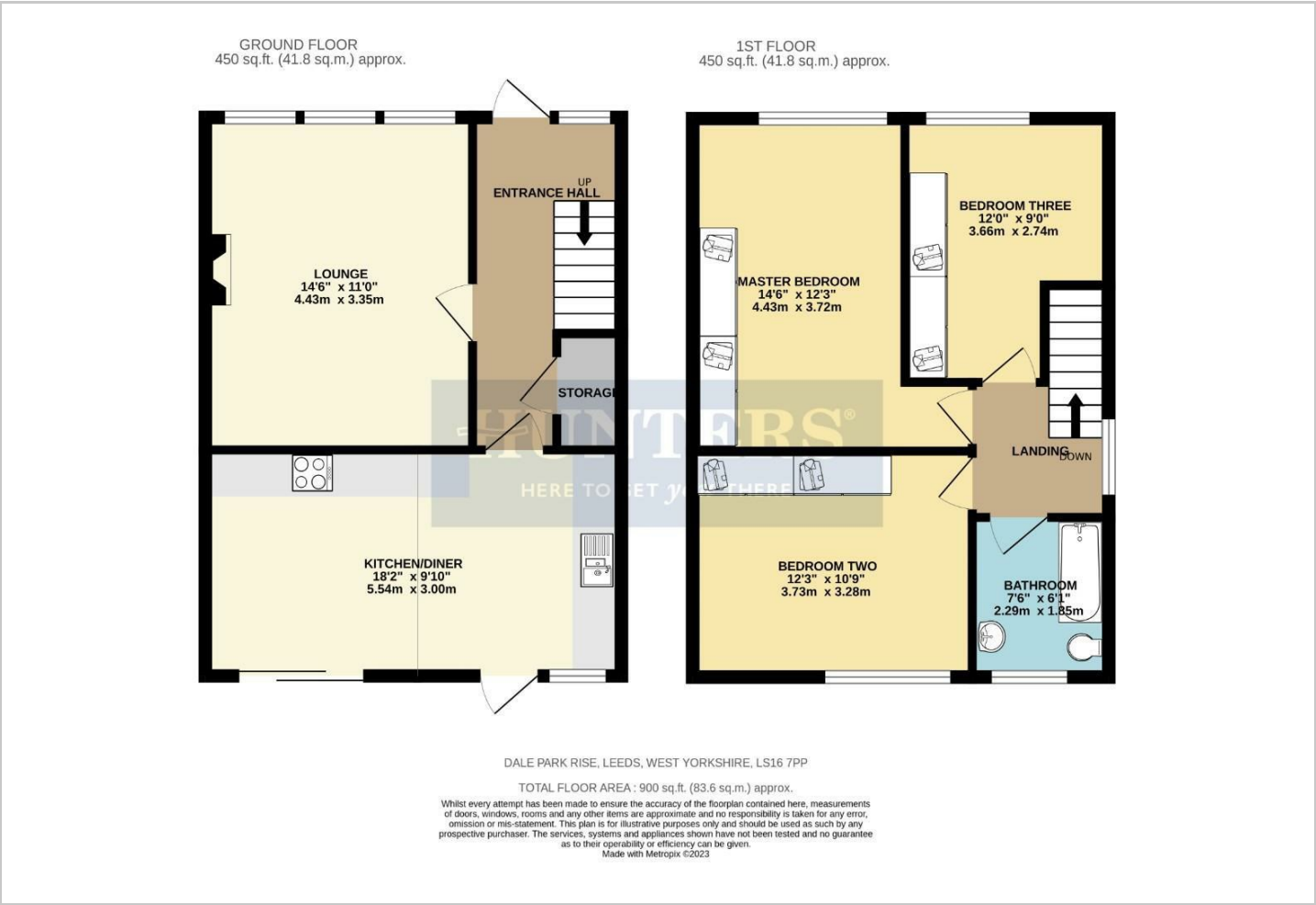
Hybrid Map



Terrain Map



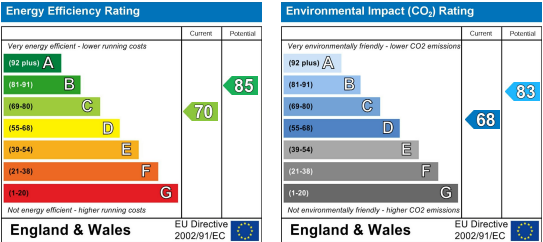
Floor Plan



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.