

# HUNTERS®

HERE TO GET *you* THERE



Melbourne Street  
, Leeds, LS2 7PS  
£1,200 Per Calendar Month



Council Tax:

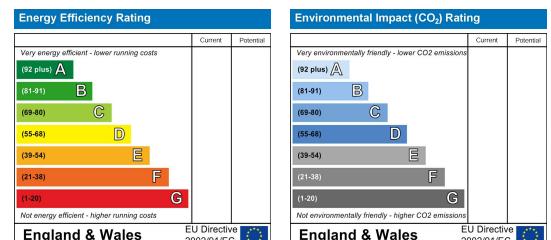
## Floor Plan



## 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.

- IMMACULATE NEW BUILD ▪ TWO BEDROOM HOUSE PROPERTY
- SUPERB SUN TERRACE
- PRIVATE PARKING
- TWO BATHROOMS
- AVAILABLE NOW
- GARDENS TO THE REAR
- DOWNSTAIRS W/C
- UNFURNISHED
- HOLDING DEPOSIT REQUIRED



IMMACULATE NEW BUILD PROPERTY NEVER LIVED IN – TWO BEDROOM HOUSE – SUPERB SUN TERRACE – GARDENS TO THE REAR – PRIVATE PARKING – DOWNSTAIRS W/C – TWO BATHROOMS – UNFURNISHED – POSSIBILITY OF FURNISHED - AVAILABLE NOW – HOLDING DEPOSIT REQUIRED

This fabulous new build two bedroom home is in immaculate move in ready condition, having recently been completed it has never been lived in. Located off North Street close to Lovell Park, the property is within easy distance of Leeds City Centre with all it has to offer, including, shops, bars, pubs and transport links. There is a yard to the rear, a private parking and a decked sun terrace externally. Internally it briefly comprises; entrance hall, lounge kitchen dining room and downstairs w/c on the ground floor. On the first floor there is an ensuite master bedroom, landing, house bathroom and a further double bedroom. Energy rating -

## 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.