

HUNTERS®

HERE TO GET *you* THERE



East Moor Drive

Roundhay, Leeds, LS8 1ES

£1,500 Per Calendar Month



Council Tax: C



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Roundhay, Leeds, LS8 1ES

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Entrance Hall

10'8" (max) - 6'9" (max) (3.25m (max) - 2.06m (max))

Radiator and stairs to the upper level.

Lounge

12'6" (max) - 11'6" (max) (3.81m (max) - 3.51m (max))

Radiator, wall lights and bay window.

Living Dining Room

22'9" (max) - 12'9" (max) (6.93m (max) - 3.89m (max))

Cast iron coal effect gas fire with granite hearth and wooden surround, storage, under stairs storage and radiator.

Kitchen

11'6" (max) - 10'6" (max) (3.51m (max) - 3.20m (max))

Stainless steel sink with drainer, fan oven, hob with extractor over, tiled splash back and a range of wall and base units..

Landing

7'9" (max) - 6'6" (max) (2.36m (max) - 1.98m (max))

Stairs to the lower level.

Master Bedroom

12'6" (max) - 11'6" (max) (3.81m (max) - 3.51m (max))

Radiator and bay window.

Bedroom Two

12'9" (max) - 11'6" (max) (3.89m (max) - 3.51m (max))

Radiator.

Bedroom Three

7'9" (max) - 6'6" (max) (2.36m (max) - 1.98m (max))

Radiator.

Bathroom

7'10" (max) - 6'6" (max) (2.39m (max) - 1.98m (max))

Panel bath with shower over, radiator, wash hand basin and w/c.

Front Garden

Grassed lawns with flower beds plants and shrubs.

Driveway

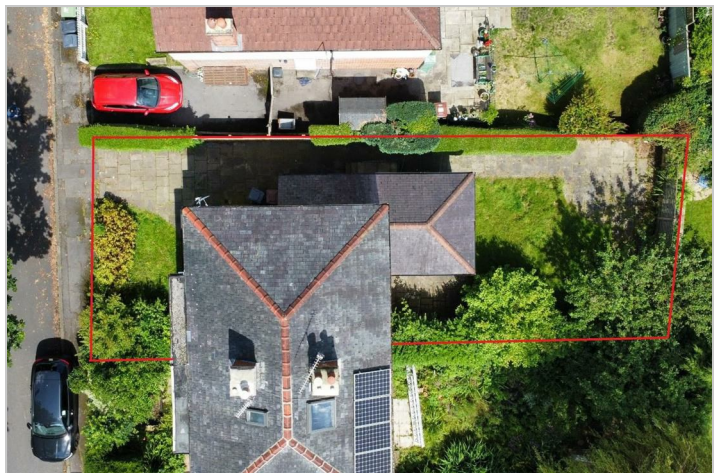
Parking for at least one vehicle.

Rear Garden

Mainly laid to lawn, fencing and hedge borders, under house storage, outdoor tap.

IDEAL FAMILY HOME – SEMI-DETACHED PROPERTY – THREE BEDROOMS – EXTENDED TO THE REAR – DRIVEWAY – GARDENS – ROUNDHAY – AVAILABLE FROM 1st Sept – UNFURNISHED – HOLDING DEPOSIT REQUIRED

Having recently been renovated to a great standard, this three bedroom extended semi-detached family home, available now and is unfurnished. Located on a quiet cul-de sac, the property is located in Roundhay, close to schools, shops, restaurants, bars and other useful local amenities Street Lane offers. Externally, there are gardens to the rear and a driveway. Internally it briefly comprises, entrance hall, sitting room and lounge dining room and kitchen on the ground floor. On the first floor there are two double bedrooms, house bathroom, landing and a further smaller bedroom. Energy Rating - D



Road Map



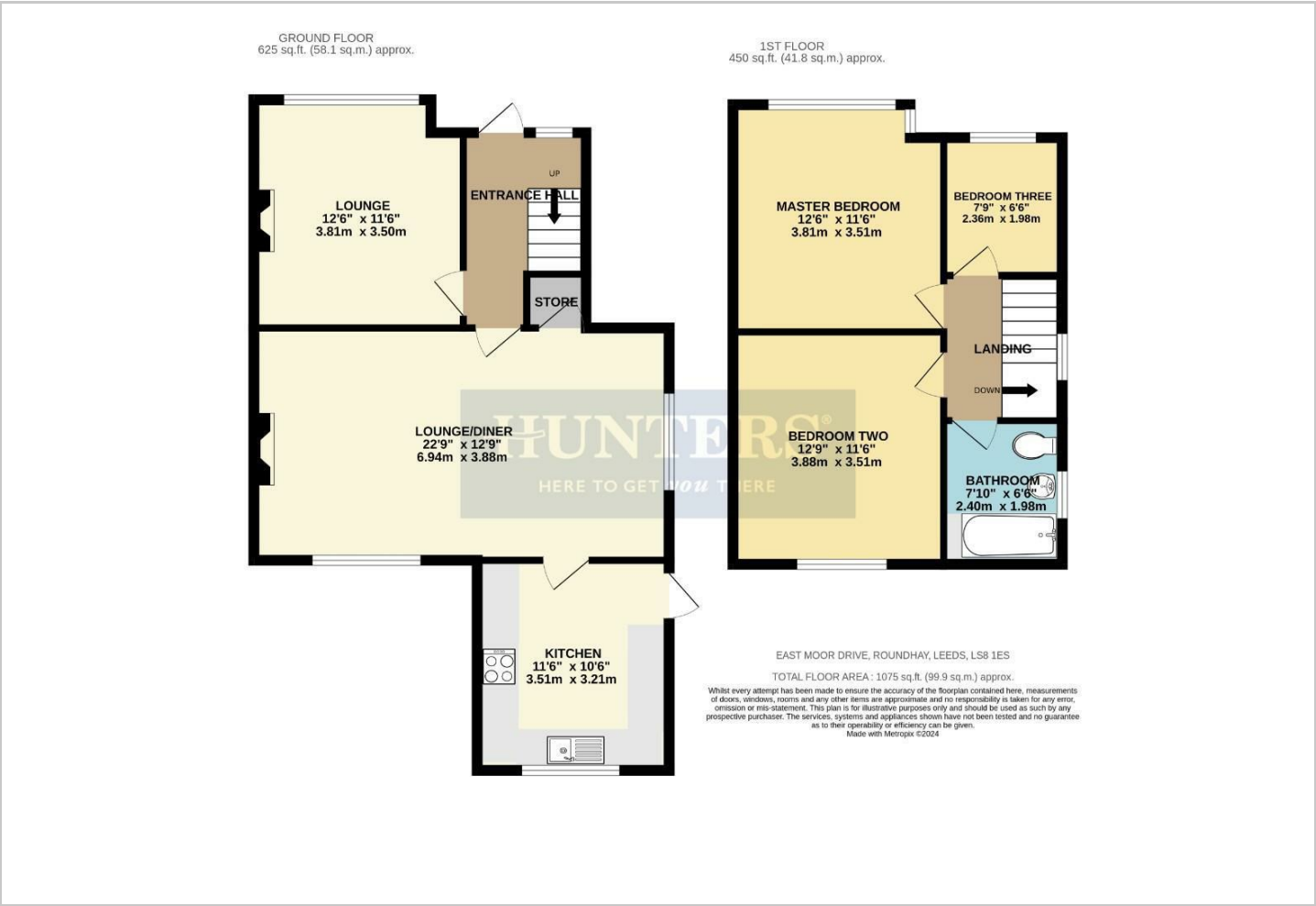
Hybrid Map



Terrain Map



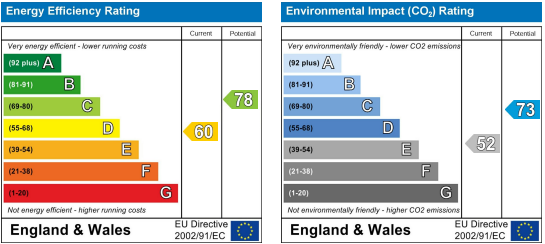
Floor Plan



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.