

HUNTERS®

HERE TO GET *you* THERE



Ravenscar Avenue

Oakwood, Leeds, LS8 4AS

£1,100 Per Month

 2  1  1  TBC

Council Tax: B



18 Ravenscar Avenue

Oakwood, Leeds, LS8 4AS

£1,100 Per Month



Entrance Hall

6'6" (max) - 4'0" (max) (1.98m (max) - 1.22m (max))
Stairs to the upper level.

Lounge

13'9" (max) - 11'3" (max) (4.19m (max) - 3.43m (max))
Radiator and wall lights.

Kitchen Dining Room

13'3" (max) - 6'9" (max) (4.04m (max) - 2.06m (max))
Radiator, door to the rear, stairs to the basement, fan oven, hob with extractor over, sink with drainer, boiler and a range of wall and base units.

Landing

6'3" (max) - 5'0" (max) (1.91m (max) - 1.52m (max))
Stairs to the lower level.

Master Bedroom

14'3" (max) - 10'9" (max) (4.34m (max) - 3.28m (max))
Radiator, built in storage and built in wardrobes.

Bedroom Two

10'0" (max) - 7'9" (max) (3.05m (max) - 2.36m (max))
Radiator.

Bathroom

7'0" (max) - 6'3" (max) (2.13m (max) - 1.91m (max))
Half tiled walls, corner bath with shower over, wash hand basin, heated towel rail, radiator and w/c.

Basement Room One (Storage)

14'3" (max) - 13'6" (max) (4.34m (max) - 4.11m (max))
Stairs to the main level.

Basement Room Two (Storage)

14'3" (max) - 6'9" (max) (4.34m (max) - 2.06m (max))

Garden

Graveled areas, path to the front door, hedges and dwarf wall.

SUPERB FIRST TIME HOME - THROUGH TERRACE HOUSE – TWO DOUBLE BEDROOMS – FULL BASEMENT – GARDENS TO THE FRONT – AMPLE ON STREET PARKING – OAKWOOD – UNFURNISHED – AVAILABLE END OF AUGUST – HOLDING DEPOSIT REQUIRED

Available in August and unfurnished, this two bedroom through terrace house is an ideal first time home. Located in the heart of Roundhay, the property is close to schools, bars, cafes, restaurants, pubs, transport links and Roundhay Park with all it has to offer. There are gardens to the front and ample on street parking at both sides, externally. Internally, it briefly comprises; entrance hall, lounge and kitchen dining room on the ground floor. On the first floor there are two bedrooms, landing and house bathroom. In the basement there are two rooms mainly used as storage. Energy Rating - TBC



Road Map



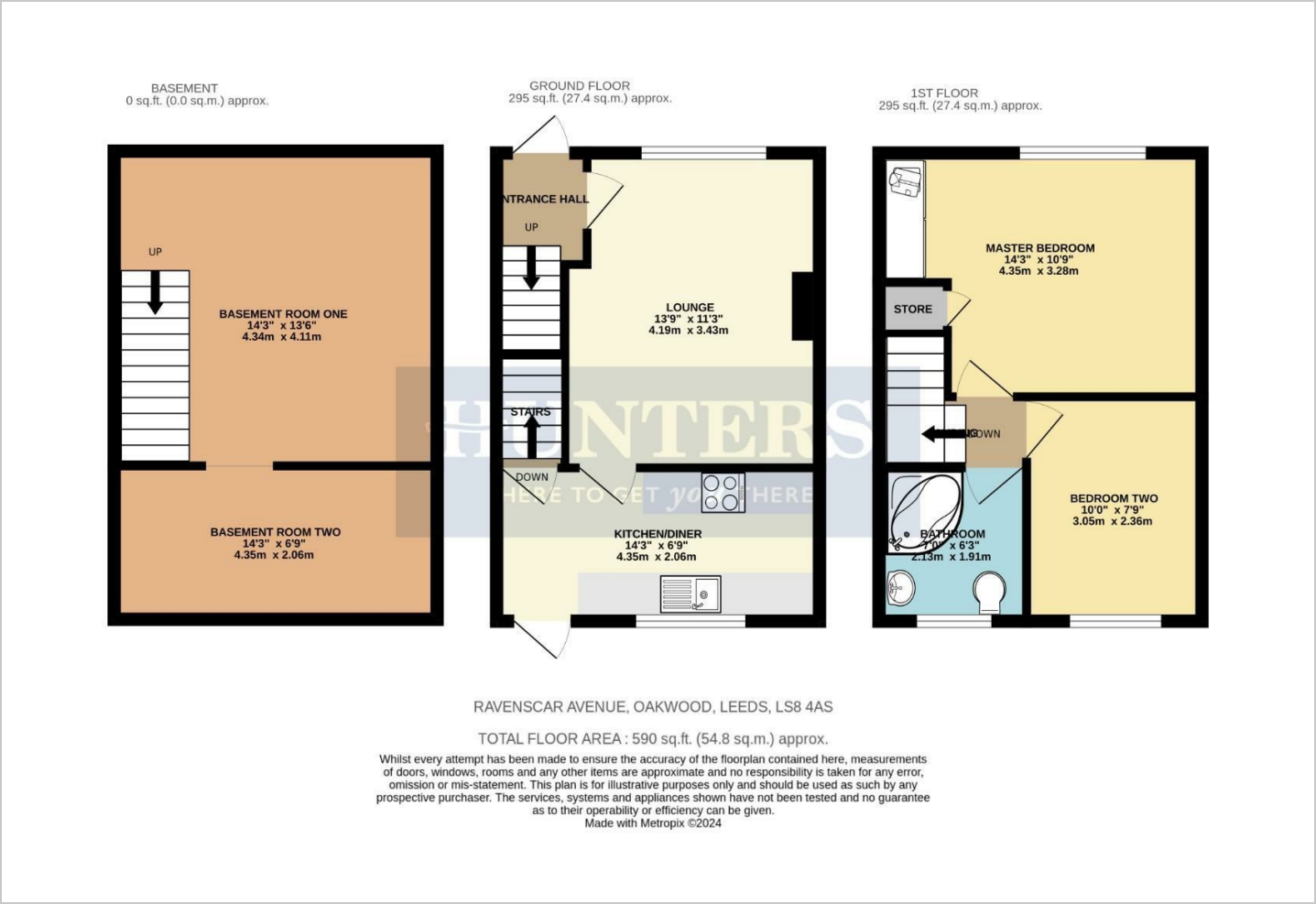
Hybrid Map



Terrain Map



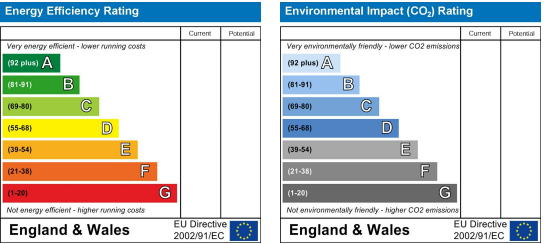
Floor Plan



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.