

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## The View

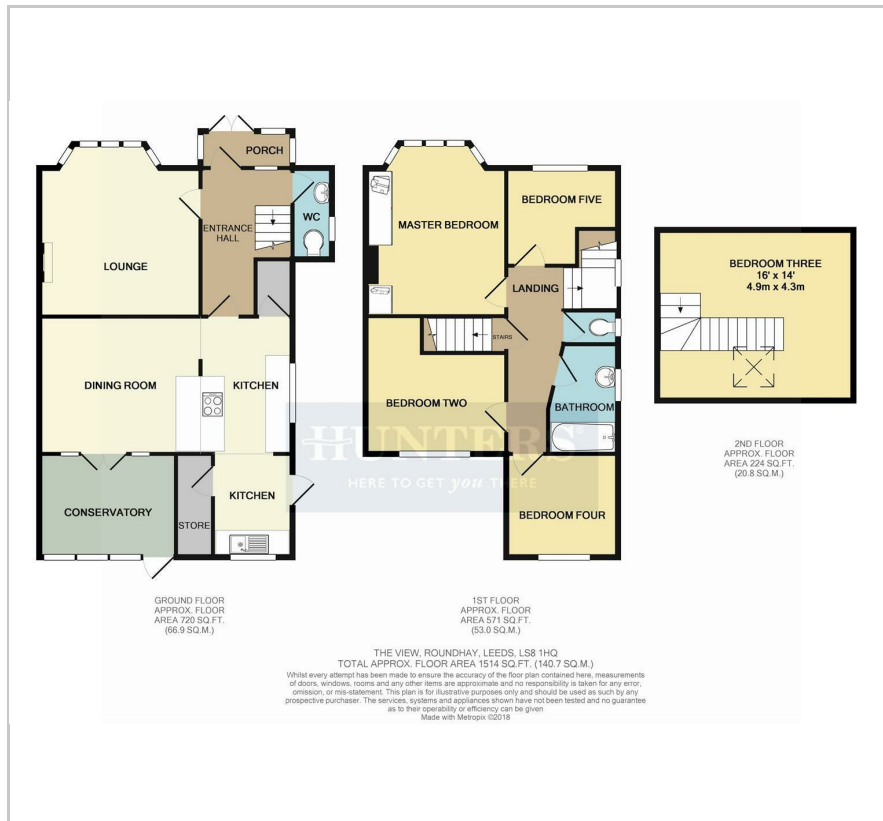
, Roundhay, LS8 1HQ

£1,800 Per Month



Council Tax:

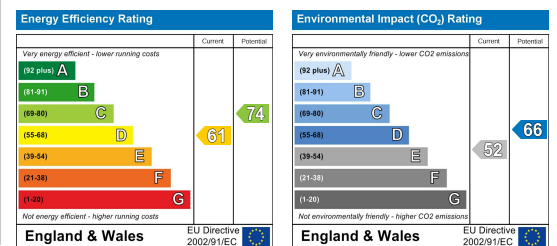
## Floor Plan



## 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.

- SEMI-DETACHED HOUSE
- OPEN PLAN KITCHEN DINING ROOM
- DETACHED GARAGE
- DOWNSTAIRS W/C
- UNFURNISHED
- FIVE BEDROOMS
- GARDENS FRONT AND REAR
- DRIVEWAY
- HOLDING DEPOSIT IS REQUIRED
- AVAILABLE EARLY AUGUST

SEMI-DETACHED HOUSE – FIVE BEDROOMS – OPEN PLAN KITCHEN DINING ROOM – GARDENS FRONT AND REAR – DETACHED GARAGE – DRIVEWAY – DOWNSTAIRS W/C – HOLDING DEPOSIT IS REQUIRED – UNFURNISHED – AVAILABLE EARLY AUGUST

This five bedroom semi-detached property in Roundhay would make an ideal family home. It is located close to schools, shops, bars, restaurants and other convenient local amenities. Internally it briefly comprises; porch, entrance hall, downstairs w/c, lounge, kitchen dining room and conservatory on the ground floor. On the first floor there are two large double bedrooms, bathroom, separate w/c and two further smaller bedrooms. In the attic there is a double bedroom. The property has gardens to the front and rear, driveway and detached garage. Energy rating – D



## 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.