

# HUNTERS®

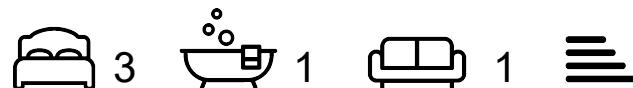
HERE TO GET *you* THERE



## Fernwood

Park Villas, Roundhay, LS8 1SQ

£1,200 Per Month



Council Tax: C



# 19 Fernwood

Park Villas, Roundhay, LS8 1SQ

£1,200 Per Month



## Entrance Hall

6'3" (max) - 3'6" (max) (1.91m (max) - 1.07m (max))  
Radiator and storage housing the boiler.

## Downstairs W/C

8'6" (max) - 2'10" (max) (2.59m (max) - 0.86m (max))  
Half tiled walls, tiled floor, wash hand basin, heated towel rail and w/c.

## Separate Kitchen

9'9" (max) - 8'1" (max) (2.97m (max) - 2.46m (max))  
Stainless steel sink with drainer, gas hob, fan oven, tiled splash back and a range of wall and base units.

## Lounge Dining Room

19'6" (max) - 16'9" (max) (5.94m (max) - 5.11m (max))  
Door to patio and communal gardens.

## Landing

12'10" (max) - 6'6" (max) (3.91m (max) - 1.98m (max))  
Store rooms and stairs to the lower level.

## Master Bedroom

12'6" (max) - 9'9" (max) (3.81m (max) - 2.97m (max))

## Bedroom Two

10'0" (max) - 9'9" (max) (3.05m (max) - 2.97m (max))  
Built in wardrobes.

## Bedroom Three

9'3" (max) - 6'6" (max) (2.82m (max) - 1.98m (max))  
Built in wardrobes.

## Shower Room

6'6" (max) - 5'0" (max) (1.98m (max) - 1.52m (max))  
Fully tiled walls and floor, shower cubicle with glass enclosure, wash hand basin, under floor heating and w/c.

## Allocated Parking

For one vehicle.

## Patio

Accessible from the lounge dining room.

## Communal Gardens

Grassed lawns, mature hedges, trees, plants, bushes and flower beds.

**FANTASTIC FAMILY HOME – THREE BEDROOMS – SEPARATE KITCHEN – DOWNSTAIRS W/C – ALLOCATED PARKING – COMMUNAL GARDENS – ROUNDHAY – UNFURNISHED – AVAILABLE NOW – HOLDING DEPOSIT REQUIRED**

A fantastic three bedroom house, this excellent family home is available now and is unfurnished. Located on Park Villas in the heart of Roundhay, the property is close to good and outstanding schools, shops, cafes, bars, pubs and other great local amenities including Roundhay Park with all it has to offer. There is access to communal gardens, a patio and allocated parking externally. Internally, it briefly comprises; entrance hall, downstairs w/c, separate kitchen and lounge dining room on the ground floor. On the first floor there are three bedrooms, landing and shower room. Energy Rating - TBC



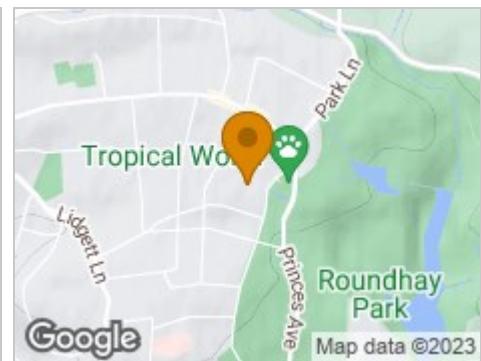
## Road Map



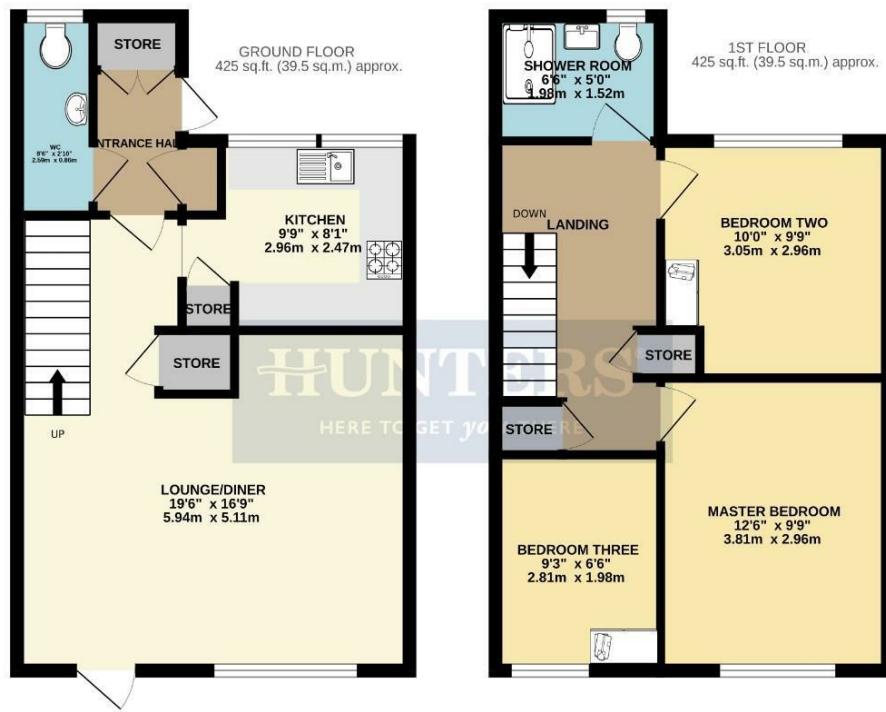
## Hybrid Map



## Terrain Map



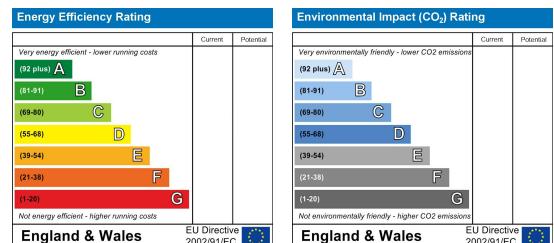
## Floor Plan



## 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.