

HUNTERS®

HERE TO GET *you* THERE



Laurel Hill Way

Leeds, LS15 9EW

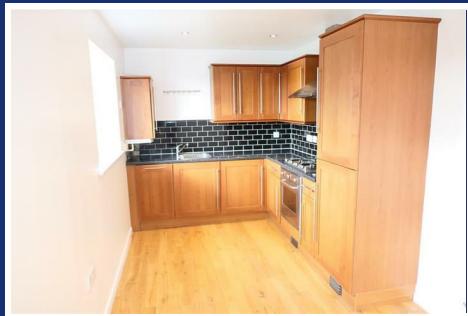
£850 Per Calendar Month



52 Laurel Hill Way

Leeds, LS15 9EW

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ENTRANCE HALL

10'0"(MAX) - 6'0"(MAX) (3.05(MAX) - 1.83(MAX))

Radiator and stairs to upper level.

LANDING

9'1" (MAX) - 6'7" (MAX) (2.77 (MAX) - 2.01 (MAX))

Loft access and stairs to entrance hall.

STORE ROOM

3'6" - 3'0" (1.07 - 0.91)

KITCHEN LIVING DINING ROOM

23'4" (MAX) - 11'2" (MAX) (7.11 (MAX) - 3.40 (MAX))

LIVING DINING ROOM

13'6" - 11'2" (4.11 - 3.40)

Open to the kitchen. Hard wood flooring, radiator and long distance views over fields.

KITCHEN

10'0"- 7'10" (3.05- 2.39)

Stainless steel sink with mixer tap over, gas hob with extractor over, fan oven, tiled splash back, integrated dish washer, fridge freezer, boiler and a range of wall and base units.

MASTER BEDROOM

12'1" - 9'8" (3.68 - 2.95)

Radiator and store room.

BEDROOM TWO

10'2" - 9'0" (3.10 - 2.74)

Radiator.

HOUSE BATHROOM

6'6" - 6'4" (1.98 - 1.93)

Panel bath with shower over, heated towel rail, fully tiled walls and floor, wash hand basin with pedestal under and w/c.

PARKING

Tandem space for two vehicles.

OUTDOOR STORE ROOM

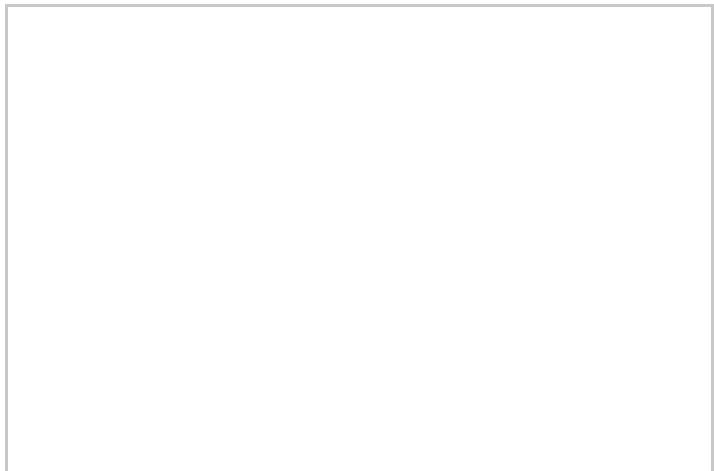
4'1" - 3'0" (1.24 - 0.91)

COMMUNAL GARDENS

Mainly grassed lawns with flower beds, plants, bushes and trees.

FIRST FLOOR APARTMENT – TWO BEDROOMS – TWO PARKING SPACES – OPEN PLAN LIVING KITCHEN DINING ROOM – IDEAL FIRST HOME – CUL-DE-SAC LOCATION – INDEPENDENT ENTRANCE – UNFURNISHED – AVAILABLE IN JANUARY – HOLDING DEPOSIT REQUIRED

This first floor two bedroom flat makes an ideal first time home and is available in January. Unfurnished . Located on a quiet cul-de-sac in Colton, the property is close to excellent conveniences including The Springs with all it has to offer as well as transport links to Leeds city centre and the motorway networks with other great amenities close by. There are two parking spaces and communal gardens to the exterior. Internally, it briefly comprises; entrance hall and outdoor store room on the ground floor. On the first floor there is an open plan living kitchen dining room, landing, master bedroom, house bathroom storeroom and a further smaller bedroom. Energy rating - C



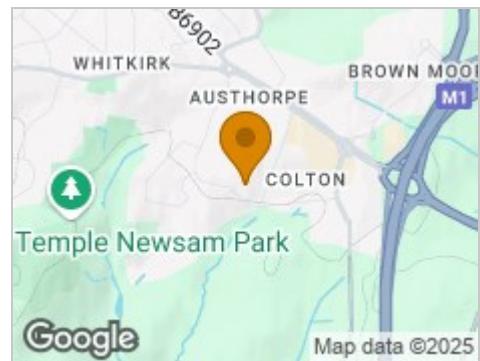
Road Map



Hybrid Map



Terrain Map



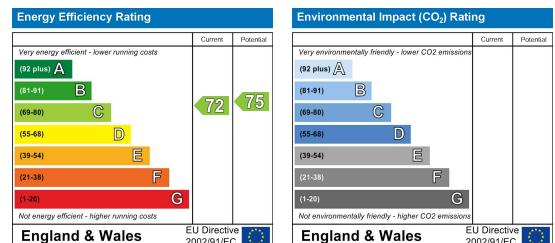
Floor Plan



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.