

# HUNTERS®

HERE TO GET *you* THERE



**Oaklands Crescent**

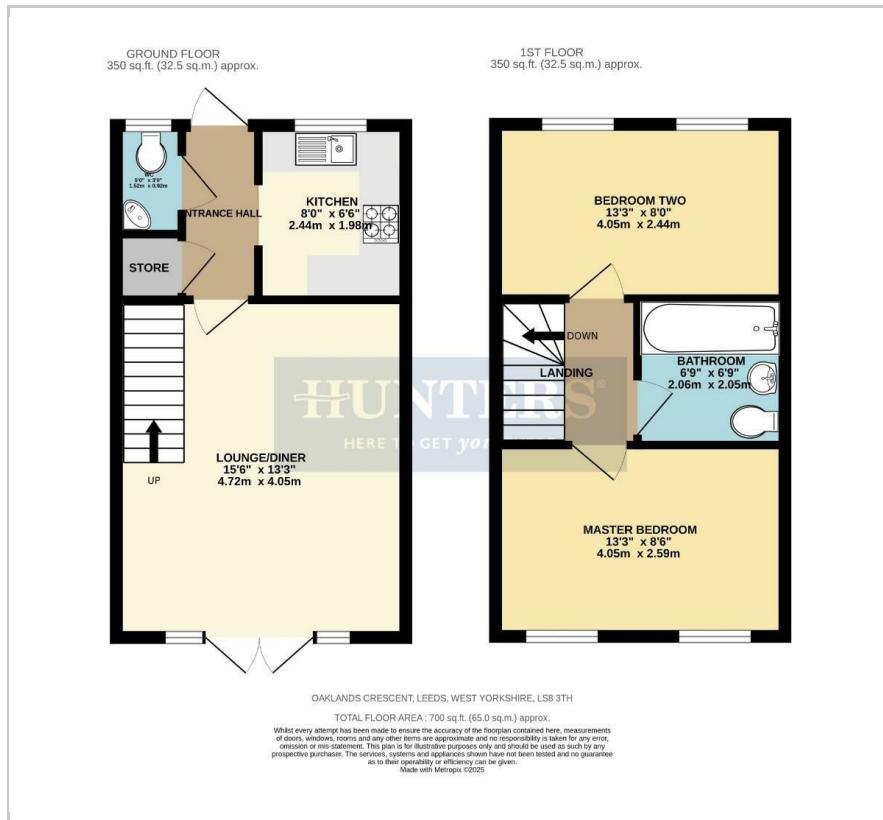
Leeds, West Yorkshire, LS8 3TH

£1,100 Per Month



Council Tax: A

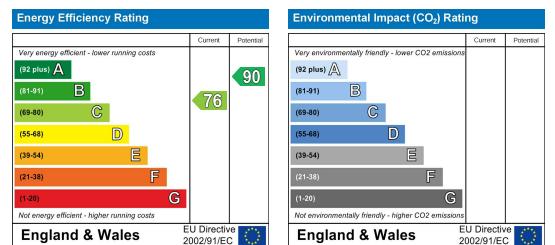
## Floor Plan



## 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.

- IDEAL FOR WORKING TENANTS
- MID TOWN HOUSE
- TWO DOUBLE BEDROOMS
- GARDENS TO THE FRONT AND REAR
- DOWNSTAIRS W/C
- UNFURNISHED
- AVAILABLE IN APRIL
- HOLDING DEPOSIT REQUIRED



IDEAL FOR WORKING TENANTS - MID TOWN HOUSE - TWO DOUBLE BEDROOMS - GARDENS TO THE FRONT AND REAR - DOWNSTAIRS W/C - UNFURNISHED - AVAILABLE IN APRIL - HOLDING DEPOSIT REQUIRED

A great opportunity for working tenants, this two bedroom mid-town house is available now and is unfurnished. Located on the border with Oakwood, the property is close to good and outstanding schools, restaurants, cafes, bars and shops to name some of the great amenities close by. There are gardens to the front and rear externally. Internally, it briefly comprises; entrance hall, store room, downstairs w/c and lounge dining room on the ground floor. On the first floor there are two double bedrooms, landing and house bathroom. Energy Rating - C

## 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.