

# HUNTERS®

HERE TO GET *you* THERE

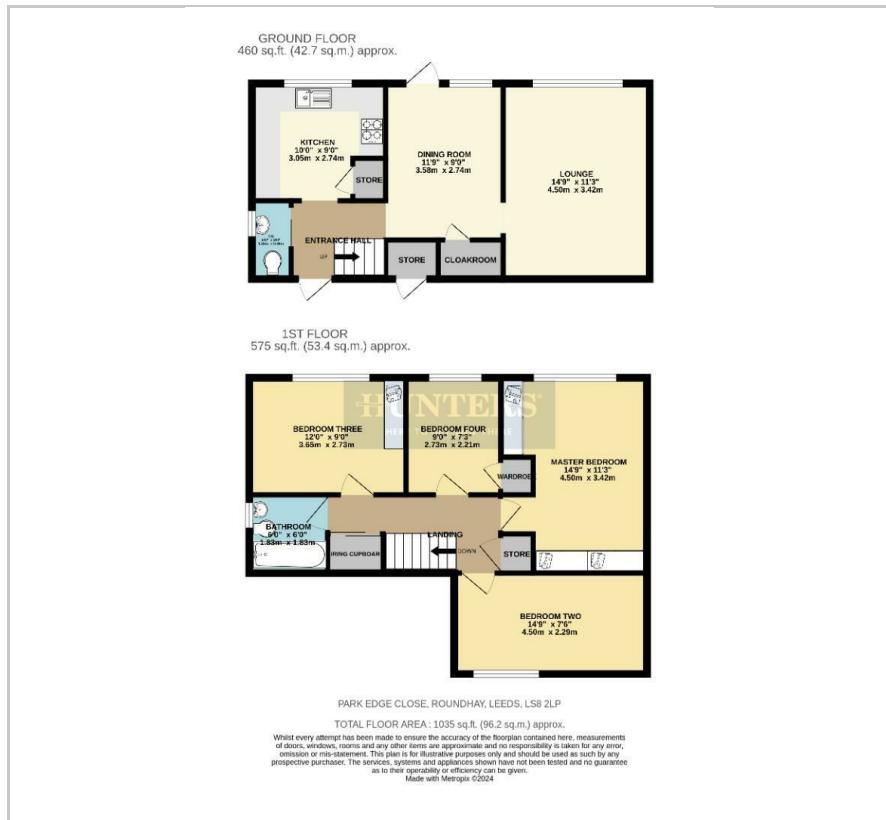


**Park Edge Close**  
Roundhay, Leeds, LS8 2LP  
£1,200 Per Month

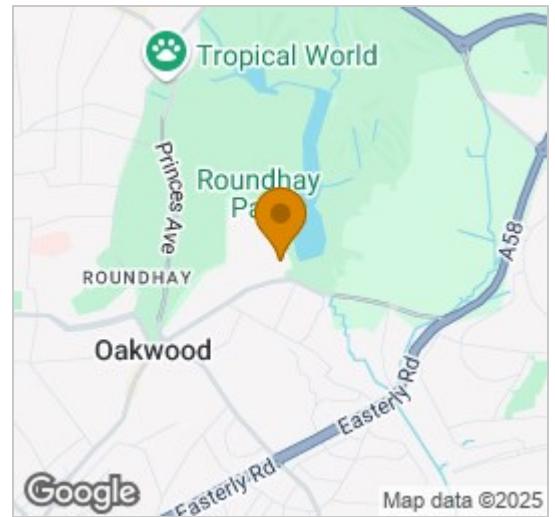
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Council Tax: C

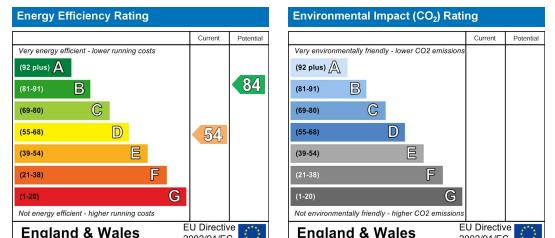
## Floor Plan



## 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.

- FOUR BEDROOMS
- SEMI-DETACHED PROPERTY
- IDEAL FAMILY HOME
- DOWNSTAIRS W/C
- COMMUNAL GARDENS TO ALL SIDES
- GARAGE
- ROUNDHAY
- UNFURNISHED
- AVAILABLE NOW
- HOLDING DEPOSIT REQUIRED



FOUR BEDROOMS – SEMI-DETACHED PROPERTY – IDEAL FAMILY HOME – DOWNSTAIRS W/C - COMMUNAL GARDENS TO ALL SIDES - GREAT LOCATION – GARAGE – ROUNDHAY – UNFURNISHED – AVAILABLE NOW – HOLDING DEPOSIT REQUIRED

Available now this fantastic four bedroom family home is unfurnished. Located on a quiet cul-de-sac in the heart of Roundhay, the property is situated close to good and outstanding primary and secondary schools, as well as shops, restaurants, pubs, bars and of course Roundhay Park with all it has to offer. The property benefits from well maintained communal gardens, ample off street parking and a private garage externally. Internally the property briefly comprises; entrance hall, downstairs w/c, kitchen, dining room and lounge on the ground floor. On the first floor there are four bedrooms, landing and house bathroom. 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.