

HUNTERS[®]

HERE TO GET *you* THERE



Heathfield Walk

Adel, Leeds, LS16 7QQ

£1,250 Per Calendar Month



Council Tax: C



32 Heathfield Walk

Adel, Leeds, LS16 7QQ

£1,250 Per Calendar Month



Entrance Hall

13'0" (max) - 6'0" (max) (3.96m (max) - 1.83m (max))

Radiator and stairs to the upper level.

Living Room

13'0" (max) - 11'0" (max) (3.96m (max) - 3.35m (max))

Radiator.

Dining Room

10'3" (max) - 9'0" (max) (3.12m (max) - 2.74m (max))

Radiator.

Sitting Room

15'9" (max) - 8'0" (max) (4.80m (max) - 2.44m (max))

Radiator.

Kitchen

10'3" (max) - 8'0" (max) (3.12m (max) - 2.44m (max))

Sink with drainer and mixer tap, gas cooker and gas hob with extractor hood, store cupboard and a range of wall and base units.

Landing

9'3" (max) - 6'3" (max) (2.82m (max) - 1.91m (max))

Store cupboard housing the boiler and stairs to the lower level,

Master Bedroom

13'0" (max) - 10'9" (max) (3.96m (max) - 3.28m (max))

Radiator.

Bedroom Two

10'9" (max) - 10'3" (max) (3.28m (max) - 3.12m (max))

Radiator.

Bedroom Three

7'0" (max) - 6'3" (max) (2.13m (max) - 1.91m (max))

Radiator.

Shower Room

7'0" (max) - 6'3" (max) (2.13m (max) - 1.91m (max))
Shower cubicle with glass enclosure, wash hand basin, heated towel rail and w/c.

Front Gardens

Mainly grassed lawns with plants, trees, bushes and hedges.

Driveway

With parking for at least one vehicle.

Rear Gardens

Mainly grassed lawns with flower beds, plants, bushes and hedges,

RECENTLY RENOVATED TO A GREAT STANDARD - EXTENDED SEMI-DETACHED HOUSE - THREE BEDROOMS - THREE RECEPTION ROOMS - GARDENS FRONT AND REAR - DRIVEWAY - CUL-DE-SAC LOCATION IN ADEL - AVAILABLE NOW - UNFURNISHED - HOLDING DEPOSIT REQUIRED

Having recently undergone renovations and finished to a great standard, this three bedroom, extended semi-detached house is available now and is unfurnished. Located in a quiet cul-de-sac in Adel, the property is close to shops, bars, parks, restaurants, schools, transport links and other amenities. There are gardens to the front and rear as well as a driveway, externally. Internally it briefly consists; entrance hall, living room, dining room, kitchen and sitting room on the ground floor. On the first floor there are two double bedrooms, shower room, landing and further smaller bedroom. Energy rating – E



Road Map



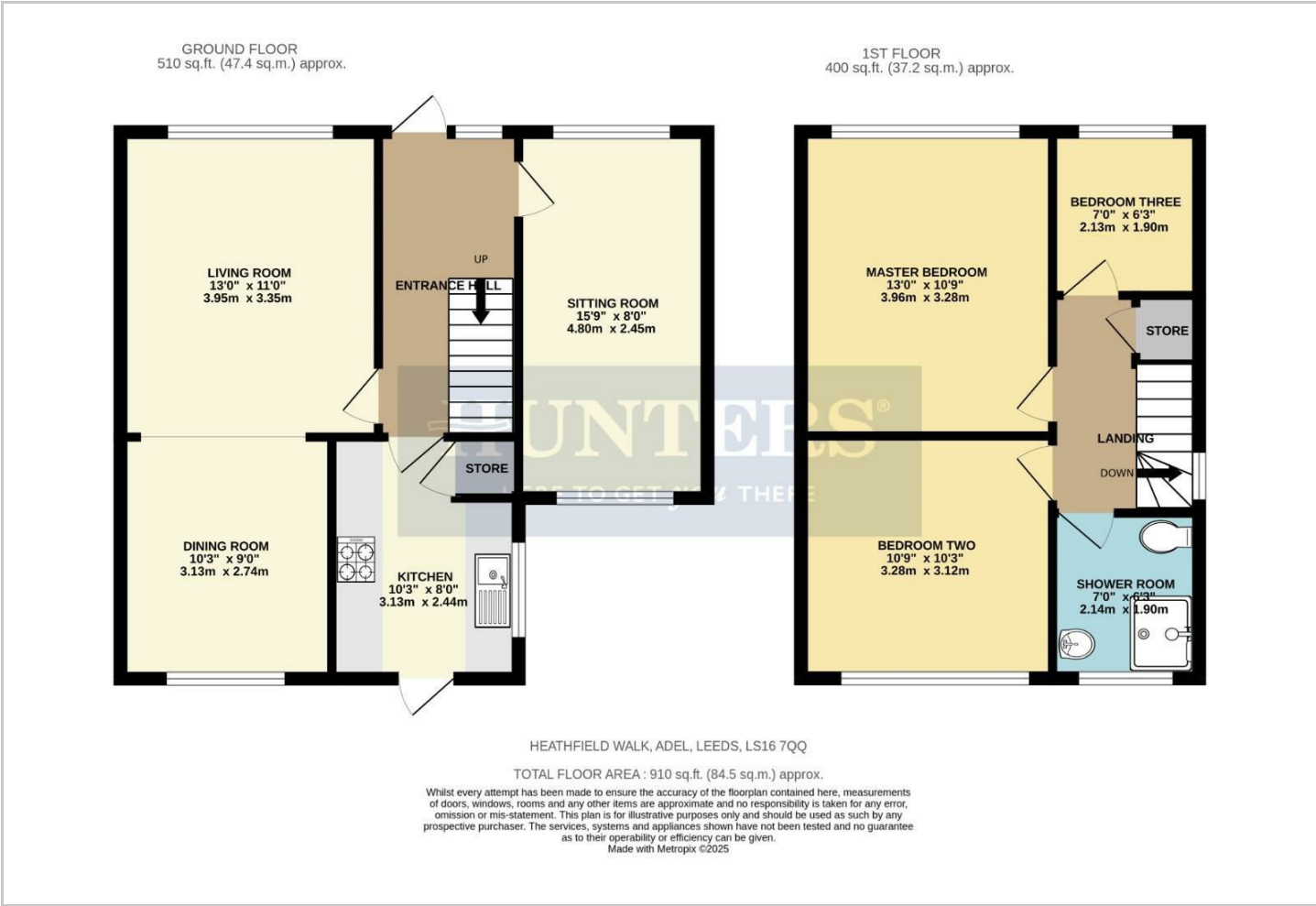
Hybrid Map



Terrain Map



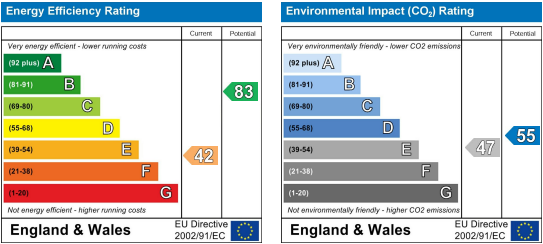
Floor Plan



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.