

# HUNTERS®

HERE TO GET *you* THERE

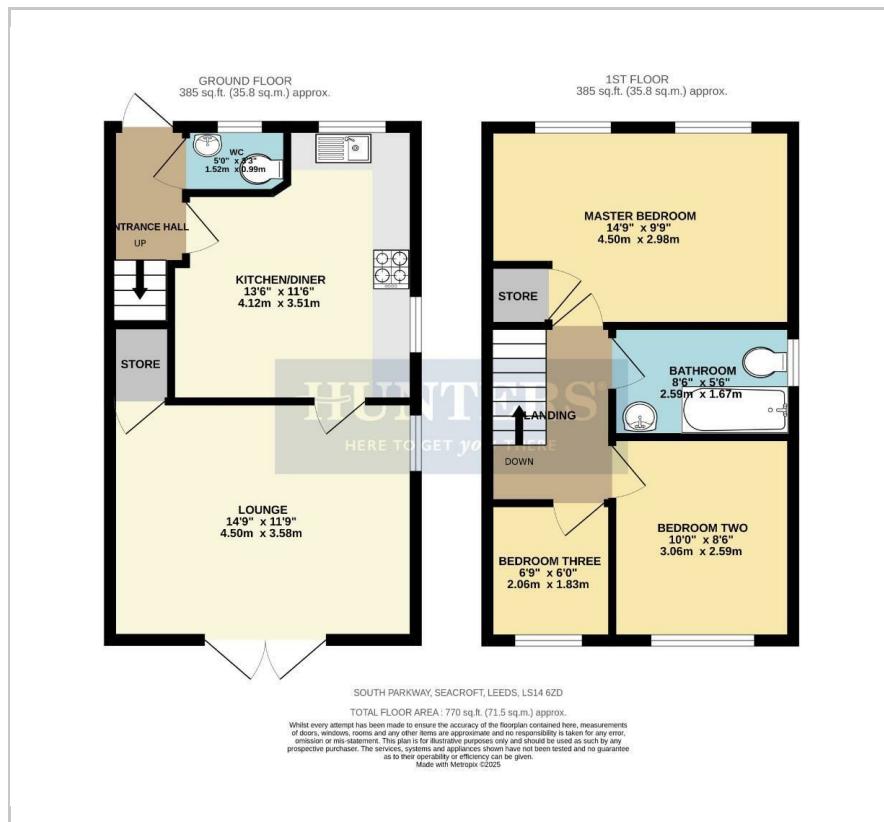


**South Parkway**  
Seacroft, Leeds, LS14 6ZD  
£1,200 Per Month

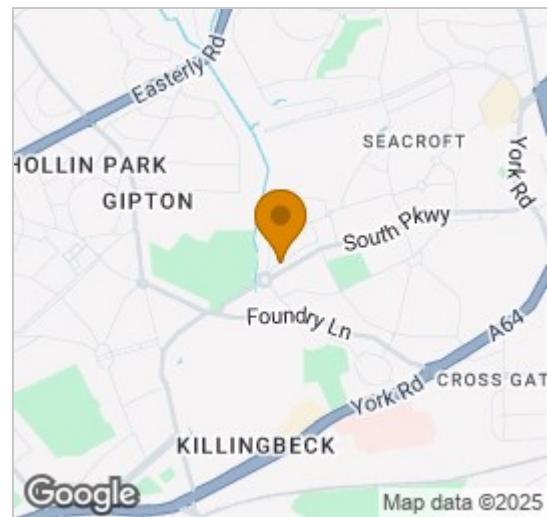
3 1 1 B

Council Tax: **B**

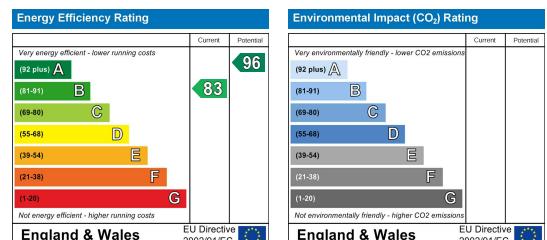
## Floor Plan



## 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.

- SEMI-DETACHED HOUSE
- EXCELLENT FIRST HOME
- THREE BEDROOMS
- GARDENS TO THE FRONT AND REAR
- GATED DRIVEWAY WITH PARKING FOR TWO VEHICLES
- KITCHEN DINING ROOM AND LOUNGE
- DOWNSTAIRS W/C
- AVAILABLE NOW
- UNFURNISHED
- HOLDING DEPOSIT REQUIRED

SEMI-DETACHED HOUSE – EXCELLENT FIRST HOME – THREE BEDROOMS – GARDENS TO THE FRONT AND REAR - GATED DRIVEWAY WITH PARKING FOR TWO VEHICLES – KITCHEN DINING ROOM AND LOUNGE – DOWNSTAIRS W/C – AVAILABLE NOW – UNFURNISHED – HOLDING DEPOSIT REQUIRED

This three bedroom semi-detached house, unfurnished and available now, makes a great first home. Located in on a new built estate on the border of Oakwood, the property is close to good and outstanding primary and secondary schools, shops, bars, restaurants, cafes, pubs and transport links to name just some of the great amenities close by. With a CCTV system and alarm, there are gardens to the front and rear as well as a gated driveway with parking for at least two vehicles, externally. Internally it briefly comprises; entrance hall, downstairs w/c, kitchen dining room, lounge and under stairs store room on the ground floor. On the first floor there are three bedrooms, landing and house bathroom. Energy Rating - B



## 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.