

# HUNTERS®

HERE TO GET *you* THERE



## Linton Rise

Alwoodley, Leeds, LS17 8QW

£1,400 Per Month

3 1 2 TBC

Council Tax: E



# 25 Linton Rise

## Alwoodley, Leeds, LS17 8QW

£1,400 Per Month



### Entrance Hall

7'3" (max) - 4'1" (max) (2.21m (max) - 1.24m (max))

Radiator and store room.

### Lounge Dining Room

18'10" (max) - 12'9" (max) (5.74m (max) - 3.89m (max))

Electric fire with surround, radiator and door to the side.

### Kitchen Breakfast Room

18'10" (max) - 9'0" (max) (5.74m (max) - 2.74m (max))

Gas hob with extractor over, fan oven, stainless steel sink with drainer, tiled splash back, door to the side and a range of wall and base units.

### Landing

8'6" (max) - 4'9" (max) (2.59m (max) - 1.45m (max))

### Master Bedroom

13'6" (max) - 10'6" (max) (4.11m (max) - 3.20m (max))

Radiator and built in wardrobes.

### Bedroom Two

11'1" (max) - 9'9" (max) (3.38m (max) - 2.97m (max))

Radiator.

### Bedroom Three

8'6" (max) - 8'0" (max) (2.59m (max) - 2.44m (max))

Radiator.

### Bathroom

9'3" (max) - 5'0" (max) (2.82m (max) - 1.52m (max))

Half tiled walls, panel bath with shower over, wash hand basin with pedestal under, radiator, store room housing the boiler and w/c.

### Front Garden

Grassed lawns, bushes, plants, shrubs and flower beds.

### Driveway

With parking for at least one vehicle.

### Attached Garage

17'1" (max) - 8'9" (max) (5.21m (max) - 2.67m (max))

Up and over garage door, door to the rear, power and lights.

### Rear Garden

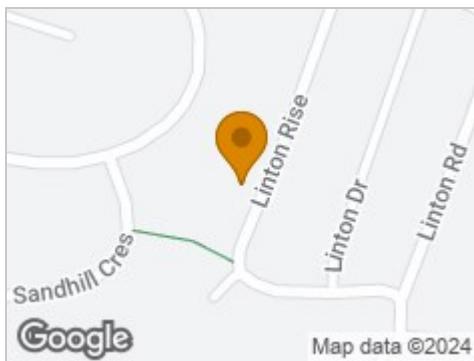
Grassed lawns, hedges, plants, bushes, trees and patio area to the rear of the garage.

**BEAUTIFUL DETACHED BUNGALOW – THREE BEDROOMS – LOUNGE AND KITCHEN BREAKFAST ROOM – GARDENS TO THE FRONT AND REAR – DRIVEWAY – DETACHED GARAGE – AVAILABLE NOW – UNFURNISHED – HOLDING DEPOSIT REQUIRED**

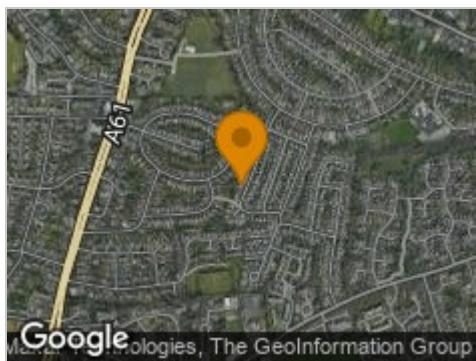
Available in now, this unfurnished three bedroom detached bungalow is in great condition. Located in Alwoodley, the property is located close to good and outstanding primary and secondary schools, pubs, restaurants, bars, parks and transport links to name just some of the great amenities in the area. There are gardens to the front and rear, a driveway and garage externally. Internally, it briefly comprises, entrance hall, lounge dining room, kitchen breakfast room, landing, three bedrooms and bathroom. Energy Rating - TBC



## Road Map



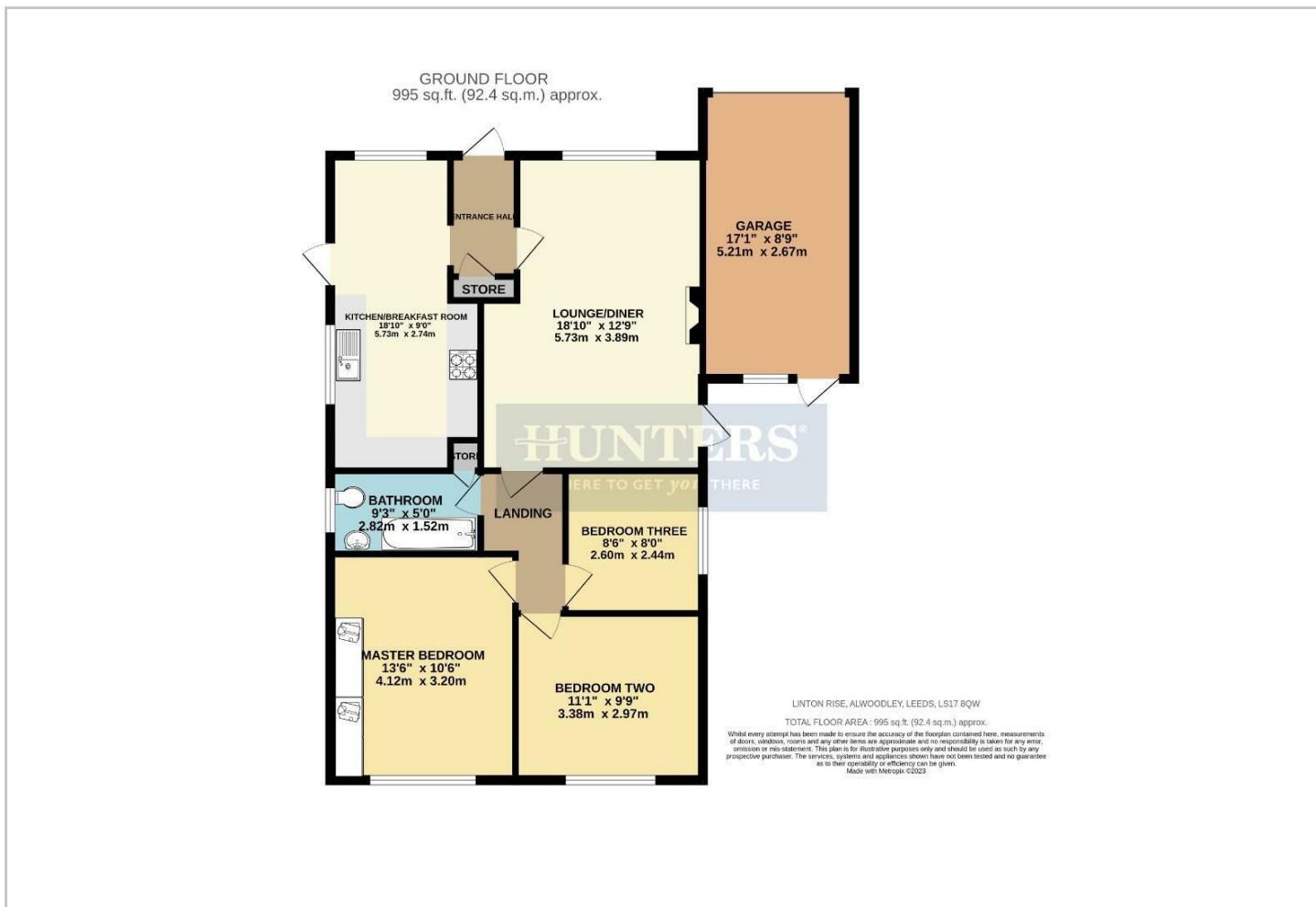
## Hybrid Map



## Terrain Map



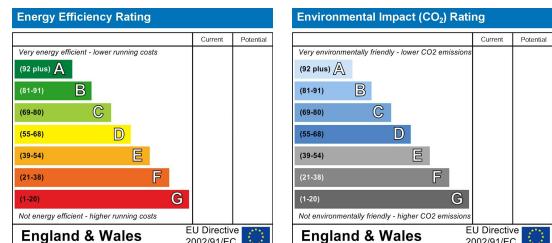
## Floor Plan



## 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.