

HUNTERS[®]

HERE TO GET *you* THERE



Portland Place

Calverley Street, Leeds, LS1 3DA

£1,100 Per Month

 2  2  1  TBC

Council Tax: E



Flat 11 Portland Place

Calverley Street, Leeds, LS1 3DA

£1,100 Per Month



Hallway

23'9" (max) - 11'6" (max) (7.24m (max) - 3.51m (max))

Door entry phone.

Store Room

6'0" (max) - 2'6" (max) (1.83m (max) - 0.76m (max))

Housing the hot water tank .

Lounge Dining Room

16'10" (max) - 10'9" (max) (5.13m (max) - 3.28m (max))

Radiator and doors to the balcony.

Separate Kitchen

10'6" (max) - 6'9" (max) (3.20m (max) - 2.06m (max))

Stainless steel sink with drainer, hob with extractor over, fan oven, integrated microwave, fridge freezer, dis washer, washing machine, tiled splash back and a range of wall and base units.

Master Bedroom

21'4" (max) - 12'0" (max) (6.50m (max) - 3.66m (max))

Radiator and built in wardrobes.

Ensuite Bathroom

10'3" (max) - 6'6" (max) (3.12m (max) - 1.98m (max))

Tiled floor and half tiled walls, panel bath, tiled shower cubicle with glass enclosure, wash hand basin, heated towel rail and w/c.

Bedroom Two

10'3" (max) - 8'3" (max) (3.12m (max) - 2.51m (max))

Radiator and built in wardrobes.

Shower Room

7'6" (max) - 7'3" (max) (2.29m (max) - 2.21m (max))

Fully tiled walls and floor, shower cubicle with glass enclosure, wash hand basin, heated towel rail and w/c.

Balcony

10'3" (max) - 2'0" (max) (3.12m (max) - 0.61m (max))

SUPERB THIRD FLOOR APARTMENT – TWO DOUBLE BEDROOMS – TWO BATHROOMS – BALCONY – MILLENNIUM SQUARE LOCATION – SEPARATE KITCHEN – LIFT TO ALL LEVELS – AVAILABLE NOW – PART FURNISHED – HOLDING DEPOSIT REQUIRED

A great opportunity for working professionals, this third floor, two bedroom, two bathroom apartment is available now and is partly furnished. Located in the heart of Leeds City Centre, the property is across from Millennium Square, close to shops, bars, pubs, restaurants and all the great amenities the City Centre has to offer. There is a balcony externally. Internally, it briefly comprises, hallway, lounge dining room, separate kitchen, master bedroom with four piece ensuite bathroom, further double bedroom and shower room. Energy Rating - TBC



Road Map



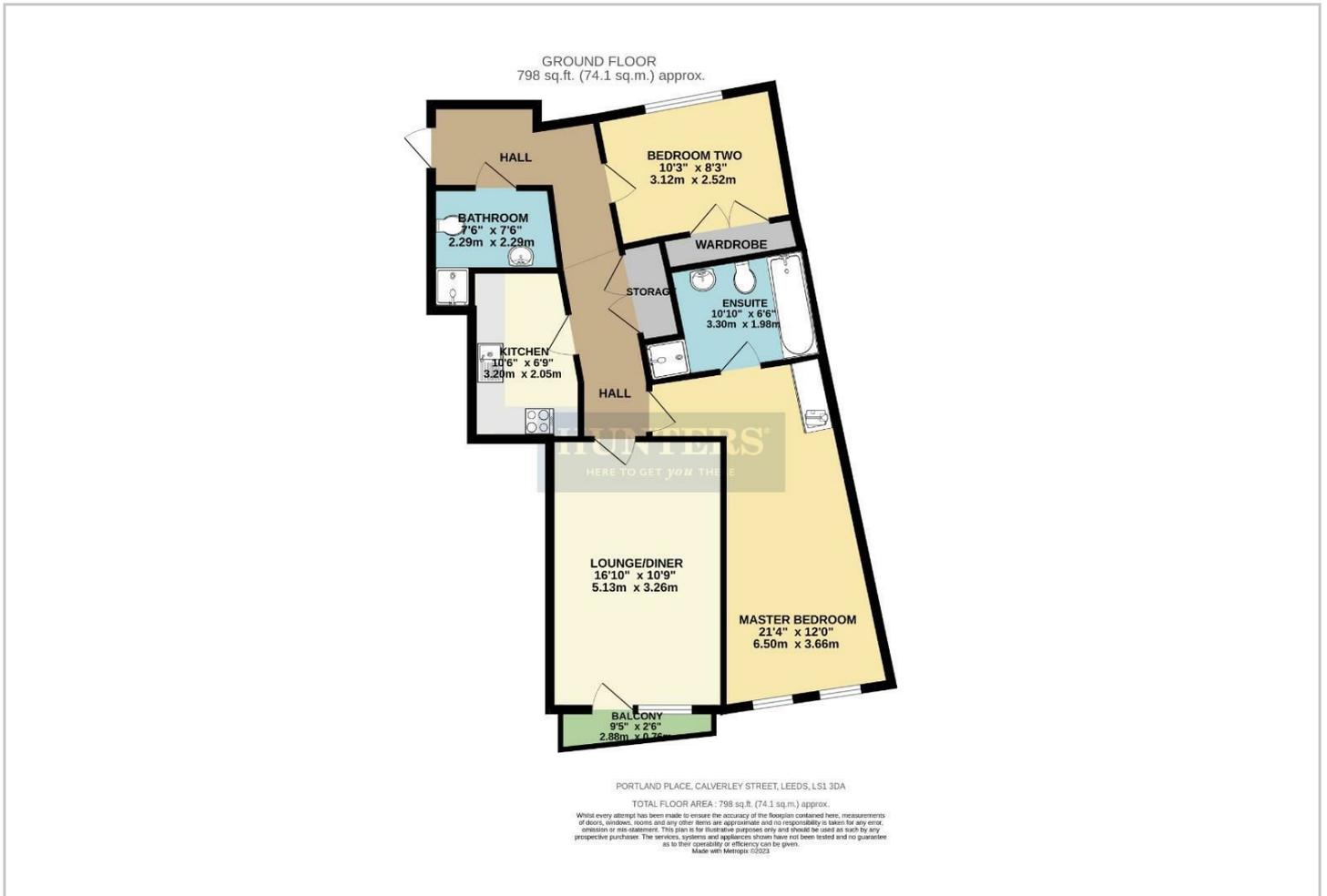
Hybrid Map



Terrain Map



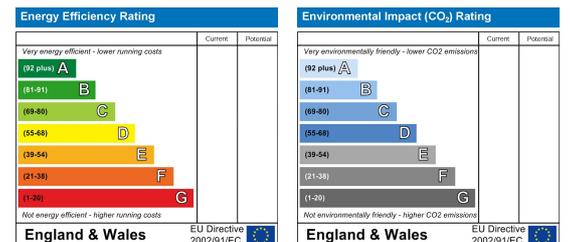
Floor Plan



Viewing

Please contact our Hunters North 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.