

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Aire Quay

Leeds, LS10 1GA

£1,000 Per Month



Council Tax: A





# 3 Aire Quay

Leeds, LS10 1GA

£1,000 Per Month



## Entrance Hall

9'4" (max) - 7'7" (max) (2.84m (max) - 2.31m (max))  
Door entry phone.

## Store Room

3'3" - 2'9" (0.99m - 0.84m)

## Utility Cupboard

3'8" - 2'6" (1.12m - 0.76m)  
Washing machine and boiler.

## Lounge Kitchen Dining Room

21'0" (max) - 13'6" (max) (6.40m (max) - 4.11m (max))

## Lounge Dining Area

Double doors to the patio, radiator and store room.

## Kitchen Area

Fan oven, stainless steel sink with drainer, hob with extractor over, fridge freezer. dish washer and a range of wall and base units.

## Master Bedroom

14'6" (max) - 11'5" (max) (4.42m (max) - 3.48m (max))

Radiator, built in wardrobes and double doors to the patio.

## Ensuite

7'5" (max) - 4'10" (max) (2.26m (max) - 1.47m (max))

Shower cubicle with glass enclosure, wash hand basin, radiator and w/c.

## Bedroom Two

11'6" (max) - 8'10" (max) (3.51m (max) - 2.69m (max))

Radiator and double doors to the patio.

## House Bathroom

7'3" - 5'9" (2.21m - 1.75m)

Half tiled walls, panel bath with shower over, wash hand basin, radiator and w/c.

## Parking

For one vehicle and ample visitor parking.

## Communal Patio Area

Accessible from three sets of double doors.

**SUPERB GROUND FLOOR GARDEN FLAT - TWO DOUBLE BEDROOMS - TWO BATHROOMS - EXQUISITE RIVERSIDE LOCATION - AMPLE PARKING - ACCESS TO PATIO AREA - PART FURNISHED - AVAILABLE IN MARCH - HOLDING DEPOSIT REQUIRED**

This two bedroom, two bathroom ground floor, garden flat is available in March and partly furnished. Located close to the city centre on the River Aire, the property is close to shops, bars, restaurants and transport links to name just some of the great amenities close by. Outside there is access to the River's tow path, parking and a patio area accessible through three sets of double doors. Internally, it briefly comprises; entrance hall, utility cupboard, lounge kitchen dining room, master bedroom with an en-suite, bathroom and a further double bedroom. Energy Rating - TBC



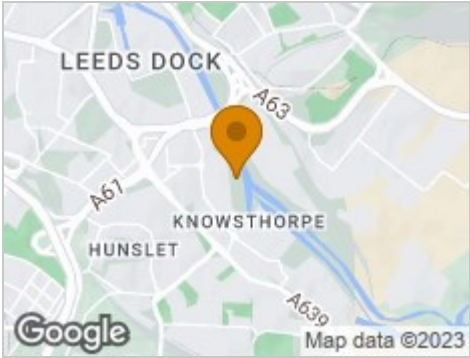
Road Map



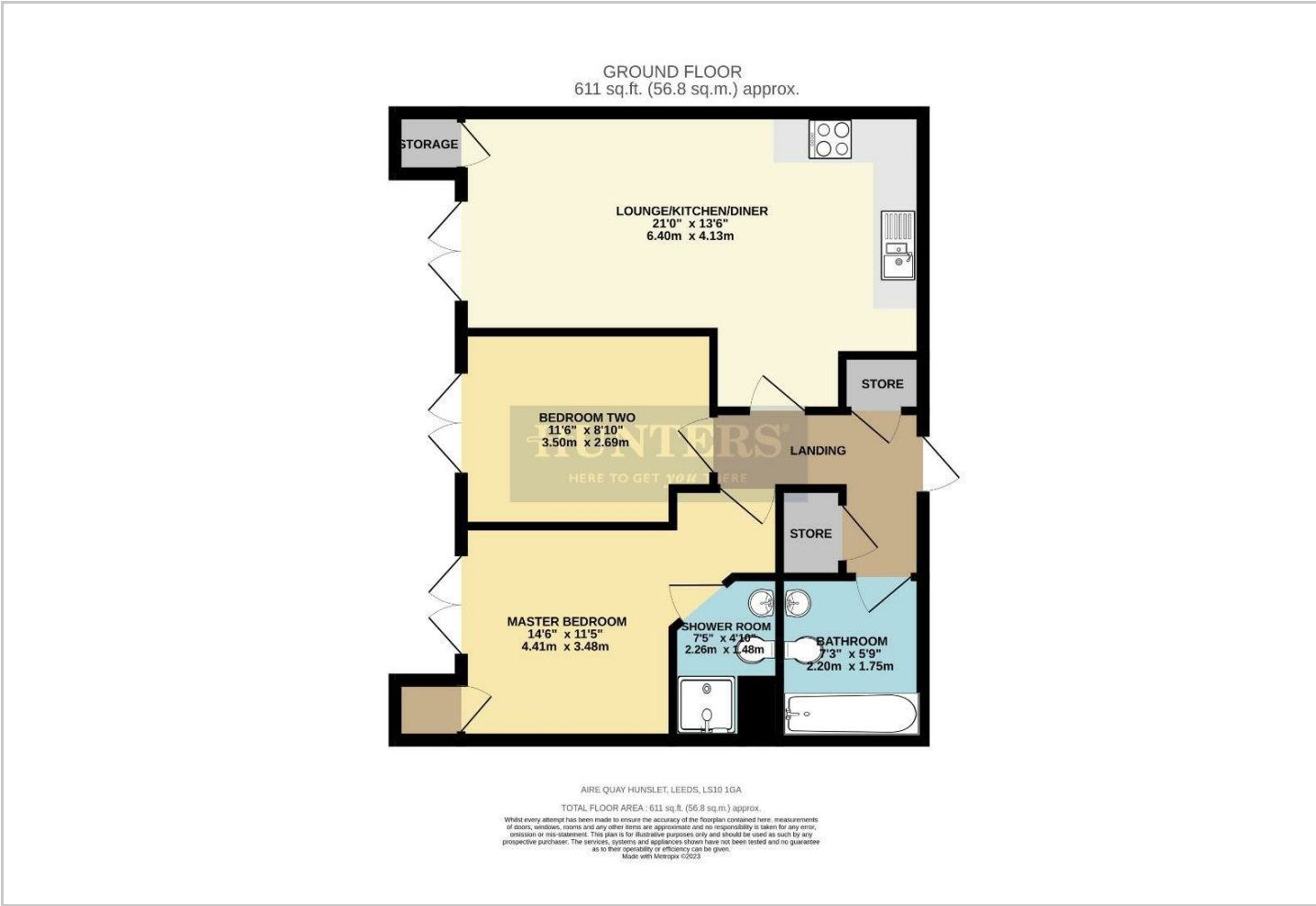
Hybrid Map



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.