

HUNTERS®

HERE TO GET *you* THERE



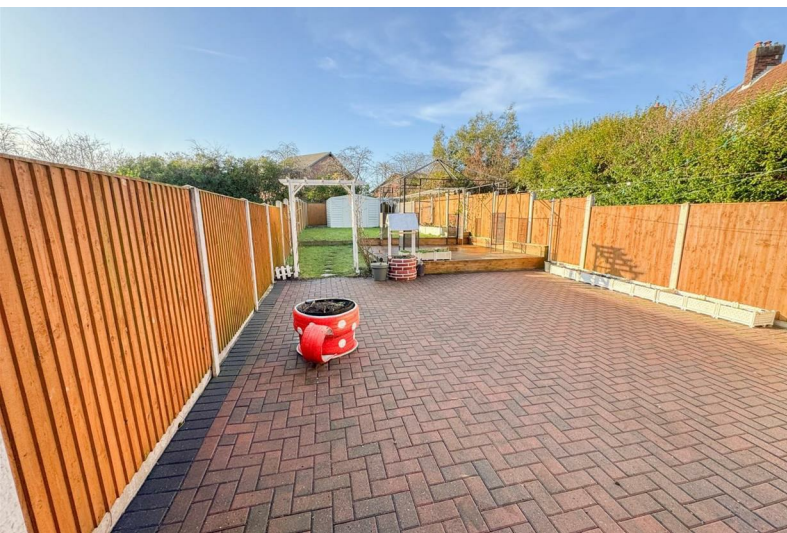
Rathmell Road

Leeds, West Yorkshire, LS15 0NZ

£1,000 Per Month

 2  1  1  TBC

Council Tax: A



48 Rathmell Road

Leeds, West Yorkshire, LS15 0NZ

£1,000 Per Month



Entrance Hall

9'0" (max) - 4'3" (max) (2.74m (max) - 1.30m (max))
Radiator and stairs tot he upper level.

Lounge

14'6" (max) - 12'6" (max) (4.42m (max) - 3.81m (max))
Radiator.

Store Room

5'6" (max) - 3'3" (max) (1.68m (max) - 0.99m (max))
Housing the boiler.

Kitchen Breakfast Room

15'9" (max) - 6'9" (max) (4.80m (max) - 2.06m (max))

Free standing cooker with gas hob, extractor fan over, stainless steel sink with drainer, washing machine, tiled splash back, radiator , door to the rear garden and a range of wall and base units,.

Landing

6'0" (max) - 6'0" (max) (1.83m (max) - 1.83m (max))
Stairs to the lower level.

Master Bedroom

15'9" (max) - 9'9" (max) (4.80m (max) - 2.97m (max))
Radiator and built in storage.

Bedroom Two

11'6" (max) - 9'9" (max) (3.51m (max) - 2.97m (max))
Radiator.

Bathroom

6'10" (max) - 6'0" (max) (2.08m (max) - 1.83m (max))

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

Front Garden

Paved area surrounded by fences and a walkway to the side.

Rear Gardens

Grassed lawns and patio area.

SUPERB FIRST TIME HOME - SEMI-DETACHED HOUSE – TWO DOUBLE BEDROOMS - GARDENS TO THE FRONT AND REAR – KITCHEN BREAKFAST ROOM – AMPLE ON STREET PARKING - AVAILABLE NOW – PART FURNISHED – HOLDING DEPOSIT REQUIRED

A great opportunity for anyone looking for their first home, is this two bedroom semi-detached houses, available now and part furnished. Located close to Halton, the property is near schools, shops, bars, restaurants, parks and transport links to name just some of the amenities close by. There are gardens to the front and rear of the property externally. Internally, it briefly comprises; entrance hall, lounge, store room and kitchen breakfast room on the ground floor. On the first floor there are two double bedrooms, landing and house bathroom. Energy Rating - TBC



Road Map



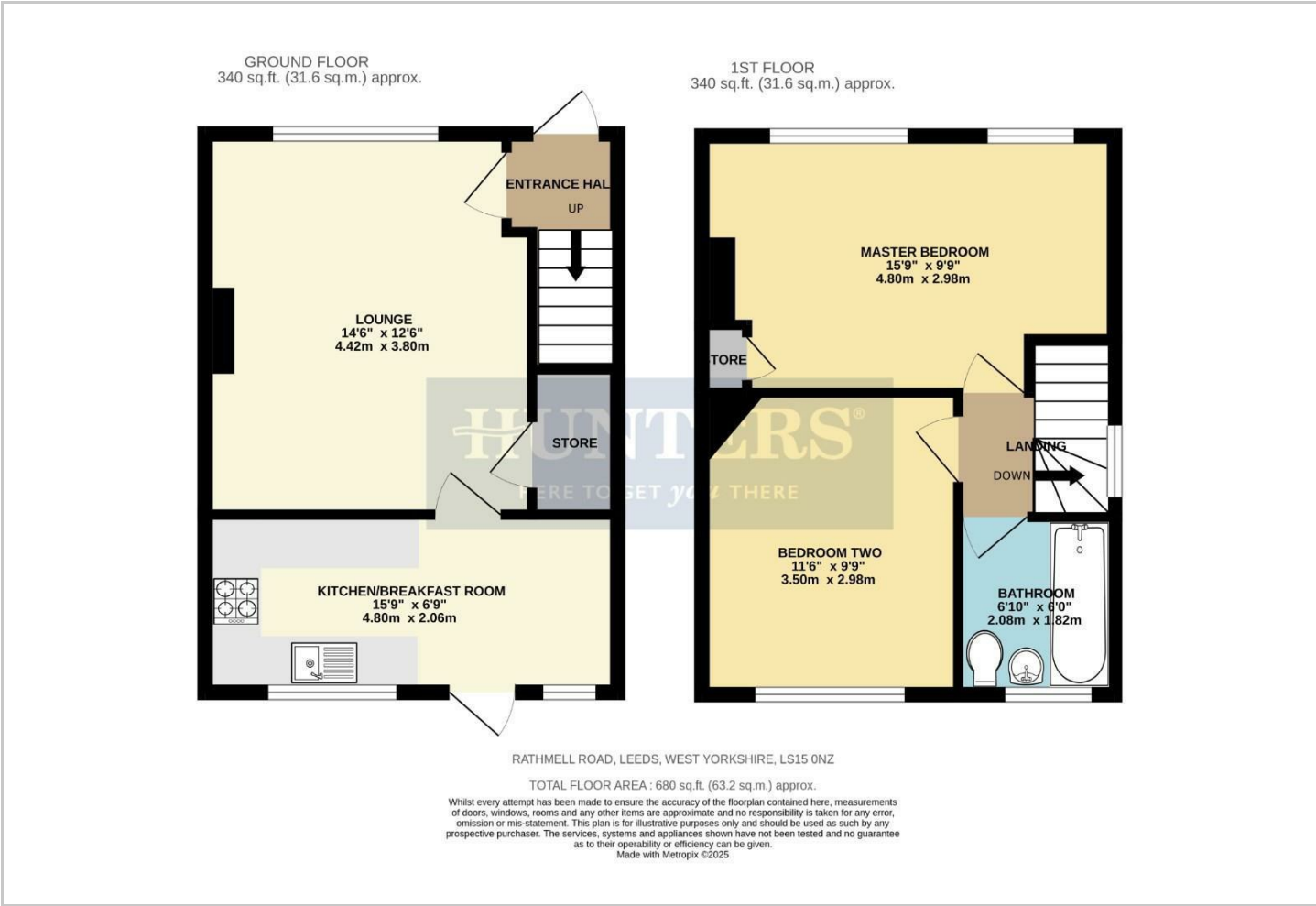
Hybrid Map



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.