

HUNTERS[®]

HERE TO GET *you* THERE



The Lane

Alwoodley, Leeds, LS17 7BR

£875 Per Month



Council Tax: C



17 The Lane

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Lounge Dining Room

15'9" (max) - 13'0" (max) (4.80m (max) - 3.96m (max))
Radiator and open plan to kitchen.

Kitchen

12'1" (max) - 9'0" (max) (3.68m (max) - 2.74m (max))
Stainless steel sink with drainer, fan oven, hob with extractor over, tiled splash back, radiator and a range of wall and base units.

Landing

6'6" (max) - 3'0" (max) (1.98m (max) - 0.91m (max))

Airing Cupboard

3'0" (max) - 2'9" (max) (0.91m (max) - 0.84m (max))
Housing the hot water tank.

Master Bedroom

12'0" (max) - 9'0" (max) (3.66m (max) - 2.74m (max))
Radiator.

Bedroom Two

12'0" (max) - 6'0" (max) (3.66m (max) - 1.83m (max))
Radiator.

Bathroom

6'6" (max) - 6'0" (max) (1.98m (max) - 1.83m (max))
Panel bath with shower over, heated towel rail, wash hand basin and w/c.

Parking

Allocated parking of one vehicle, with ample parking on the street also.

Garage

Up and over door.

Communal Gardens

mainly grassed lawns with mature hedges, trees, bushes and flower beds.

SUPERB FIRST FLOOR FLAT – TWO BEDROOMS – RECENTLY FULLY REFURBISHED – COMMUNAL GARDENS – ALLOCATED PARKING – GARAGE – ALWOODLEY – AVAILABLE NOW – UNFURNISHED – HOLDING DEPOSIT REQUIRED

Available now and unfurnished, this two bedroom first floor flat is a great first time home having recently been fully refurbished. Located on a quiet street in the heart of Alwoodley, the property is close to schools, shops, cafes, restaurants, parks and other great local amenities close by. There are communal gardens, allocated parking and a garage externally. Internally it briefly comprises; lounge dining room, kitchen, landing, airing cupboard, two bedrooms and bathroom. Energy Rating - TBC



Road Map



Hybrid Map



Terrain Map



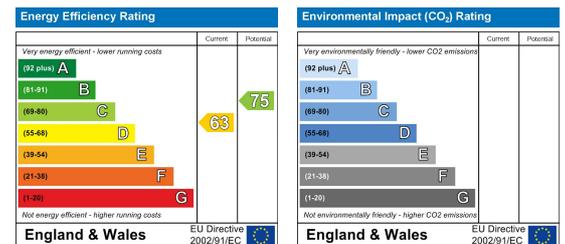
Floor Plan



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.