

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



**Oakdene Vale**

Shadwell, Leeds, LS17 8XT

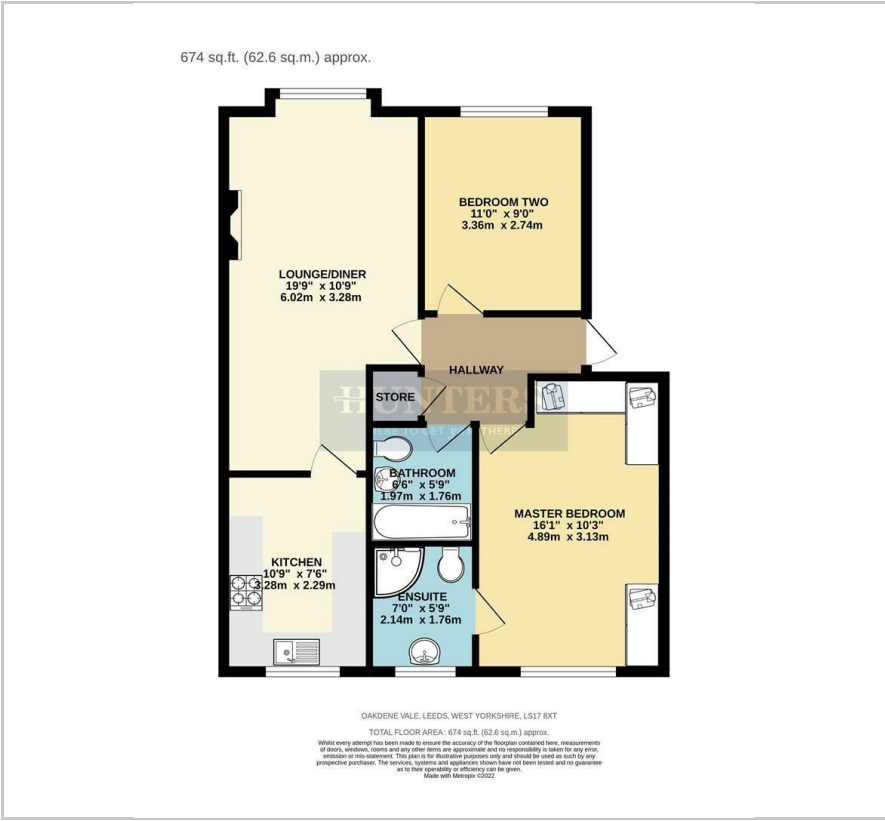
£950 Per Month

2 2 1 D

Council Tax: D



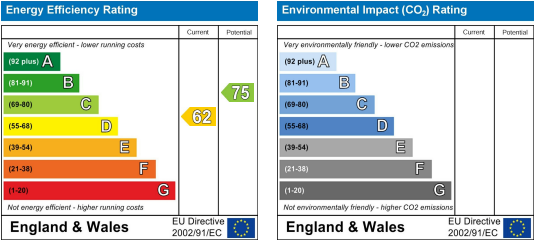
Floor Plan



Area Map



Energy Efficiency Graph



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.

- SUPERB GROUND FLOOR ■ GARDEN ACCESS APARTMENT
- TWO DOUBLE BEDROOMS ■ TWO BATHROOMS
- SEPARATE KITCHEN ■ GARAGE
- PARTLY FURNISHED ■ AVAILABLE IN OCTOBER
- HOLDING DEPOSIT REQUIRED ■ SHADWELL

SUPERB GROUND FLOOR APARTMENT - TWO DOUBLE BEDROOMS - TWO BATHROOMS - SEPARATE KITCHEN - GARAGE - GARDEN ACCESS – SHADWELL – PARTLY FURNISHED – AVAILABLE IN OCTOBER – HOLDING DEPOSIT REQUIRED

Available in early October, this two bedroom, two bathroom ground floor apartment is partly furnished. Set at the end of a quiet cul-de-sac, just off Shadwell Lane, the property is close to good and outstanding schools, restaurants, pubs, bars, parks and other great amenities close by. There is a garage, ample parking and communal gardens externally. Internally it briefly comprises, entrance hall, store room, lounge dining room, kitchen, ensuite master bedroom, house bathroom and a further double bedroom with garden access. Energy Rating - D



MATERIAL INFORMATION

- Tenure:
- Lease Years Remaining:
- Annual Ground Rent:
- Review Period:
- Review Increase:
- Service Charge:
- Shared Ownership:
- Ownership Share:

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.