



RESIDENTIAL



## 16C Lane Ends Green

Hipperholme, HX3 8EZ

£1,200 PCM







**Summary:**

An excellent opportunity to rent a recently built town house situated in sought after Hipperholme known for its wealth of amenities, highly rated schools, and excellent commuter links to the M62 motorway and the larger conurbations. The property forms part of a parade of six, sits tucked away along Lane Ends Green, and provides contemporary living with all the requirements for a young or growing family. As well as being the first ones to benefit from use of the property, features include off street parking and integral garage, accommodation over three floors with Juliette balcony to main living area, and landscaped raised garden to rear. Available for completion imminently viewings can be undertaken without delay - contact our offices for further information and to arrange an appointment.

NB: Images show a selection from the properties and show home.

**Accommodation:**

The property available for rent offers three bedroom living accommodation over three floors with off street parking & single integrated garage. Whilst internal finishes vary slightly along the parade the accommodation can be described as:

**External:**

Directly off Lane Ends Green the property provides for a single block paved parking bay in turn leading to integrated garage which benefits from power, lighting, and external water supply. To the rear there is a further paved area accessed from 1st floor level and raised landscaped area.

**Ground Floor:**

Entrance into sizeable hall area with hardwearing laminate flooring providing utilisable area for a variety of uses, Utility Room with laminate work surface, storage, & plumbing for washing machine. Ground floor WC with low flush WC and sink basin with storage below. Open stairwell leads to:

**First Floor:**

Main living area to front elevation with Juliette balcony offering south facing views. Dining kitchen having high quality suite to three elevations & incorporating appliances to include full height fridge/freezer, dishwasher, oven & microwave oven, induction hob with extractor above, and under counter wine cooler. Separate under stairs storage.

**Second Floor:**

Two double bedrooms and third single bedroom all having high level TV points and USB-port mains plugs. House bathroom benefiting from four piece suite to include low flush WC, sink basin with storage beneath, panel bath & corner shower cubicle with mains fed shower. Bathroom has full laminate flooring and fully tiled walls.

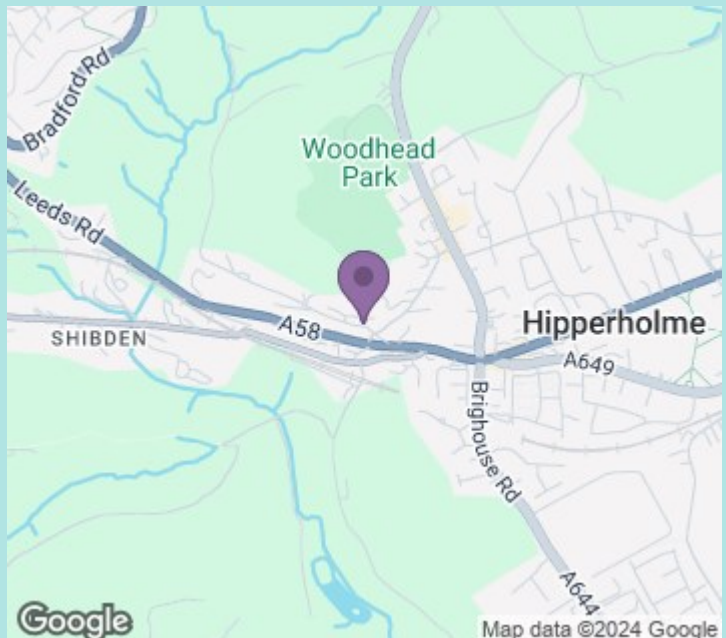
**Location:**

This parade of six recently built town houses occupy a favourable location along a no through road close to Hipperholme centre which offers a range of amenities varying from local boutique shops, restaurants and takeaways, to larger national chains making it a most convenient location. Highly rated schools also lie within the catchment area of this family home, and for those working from the larger conurbations of Leeds/Manchester then J25/26 of the M62 motorway network like a short distance away.

Council tax band: C

EPC rating: D

Deposit: £1,384



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