



## Chatsworth House, Hyde Terrace, Leeds LS2 9LN

LANDLORDS/PARENTS OF STUDENTS AND TRAINEE PROFESSIONALS - FRINGE OF THE UNIVERSITY CAMPUS - "DOORSTEP" OF THE CLARENDON WING - CONVERSION OF ORIGINAL VICTORIAN BUILDING - THREE DOUBLE BEDROOMS - NEW BATHROOM - 1000 SQ FT - SECURE UNDERGROUND PARKING - FIVE MINUTES WALK LGI AND LEEDS CITY CENTRE - YOU MUST GO INSIDE TO APPRECIATE the exceptional living space offered by this most charming well appointed larger style three bed roomed ground floor apartment, retaining many original features and occupying an excellent position within the heart of the University complex, amongst similar grand Victorian houses. The property, featuring it's own separate and additional entrance from the main building, comprises communal lobby, entrance hall, charming spacious living room with lounge/dining areas, modern fitted breakfast kitchen, covered porch, cloakroom/separate WC, three double bedrooms, new deluxe bathroom. gas central heating, sash windows, high ceilings, secured underground parking and attractive corner gardens.

**Offers Over: £225,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

**Chatsworth House, Hyde Terrace, Leeds LS2 9LN**

**COMMUNAL LOBBY**

**ENTRANCE HALL**

Radiator.

**CLOAKROOM/SEPARATE W.C.**

Wash hand basin with mixer tap in vanity unit. Low level W.C. Matching part tiled walls. Matching tiled floor. Heated towel rail.

**LIVING ROOM**

6.93m (22' 9") x 5.03m (16' 6")

**LOUNGE/DINING AREA**

Bay window. Wood flooring. Double radiator.

**KITCHEN AREA**

Double drainer stainless steel sink unit with mixer tap. Range of wall cupboard units. Range of floor cupboard units. Work surfaces. Stainless steel built under oven, matching gas five hob unit with stainless steel splash back and matching chimney extractor hood. Wood flooring. Door to:

**REAR PORCH**

Open access to garden.

**BEDROOM ONE**

4.72m (15' 6") x 4.27m (14' 0")

Built in triple wardrobe. Radiator. Fitted carpet.

**BEDROOM TWO**

4.11m (13' 6") x 2.44m (8' 0")

Radiator. Fitted carpet.

**BEDROOM THREE**

4.19m (13' 9") x 2.67m (8' 9")

Radiator. Fitted carpet.

**BATHROOM**

Shower cubicle. Wash hand basin with mixer tap. Low level W.C. Matching part tiled walls. Matching tiled floor. Heated towel rail.

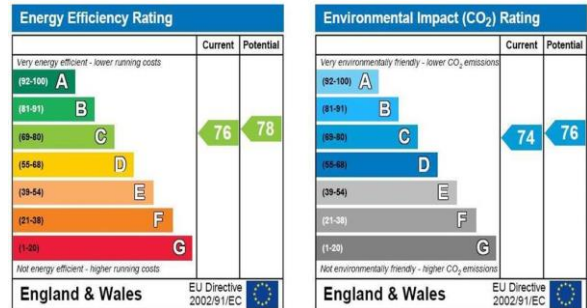
**OUTSIDE**

Secure underground parking.

**COMMUNAL GARDENS**

Attractive communal corner gardens.

**ENERGY PERFORMANCE RATING**



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

**OPENING HOURS**

Monday - Saturday: 09:00 - 17:30

sunday: Closed

**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.

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**DISCLAIMER**

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.

