

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



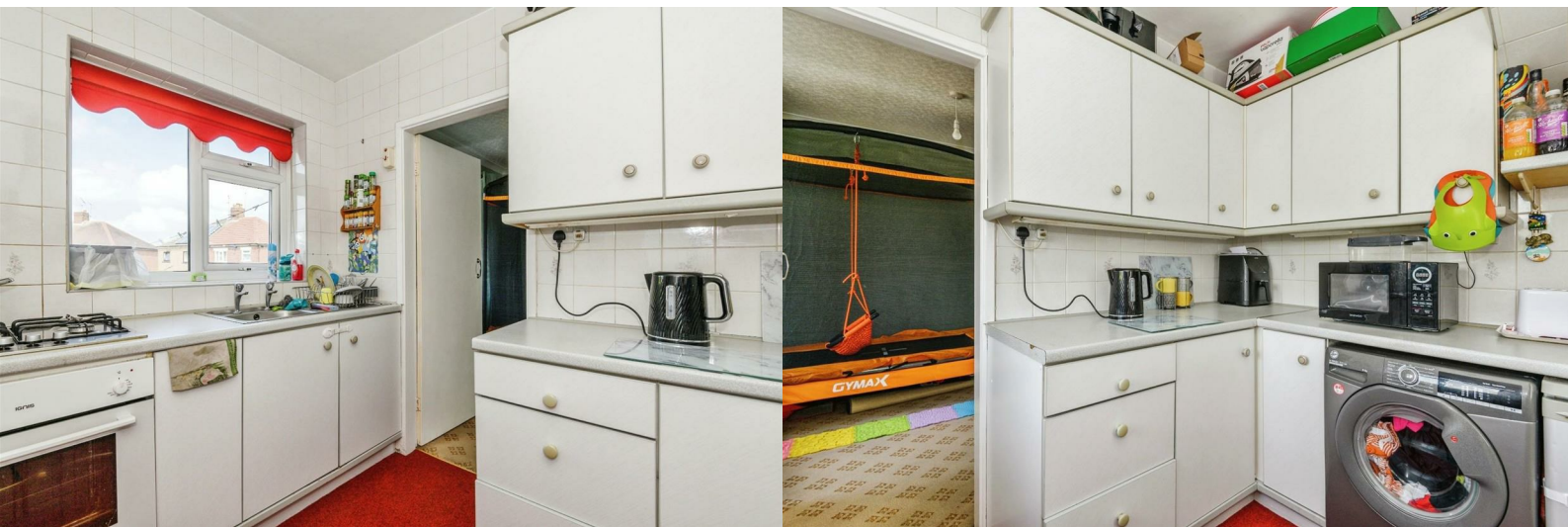
## Gotts Park Avenue

Armley, LS12 2RW

Guide Price £200,000



Council Tax: B



# 20 Gotts Park Avenue

Armley, LS12 2RW

Guide Price £200,000



## HALL

## LIVING ROOM

13'8" x 12'5" (4.18 x 3.80)

## DINING ROOM

9'7" x 9'6" (2.94 x 2.90)

## KITCHEN

10'4" x 6'10" (3.17 x 2.09)

## BEDROOM ONE

10'0" x 10'5" (3.06 x 3.19)

## BEDROOM TWO

10'9" x 10'4" (3.29 x 3.15)

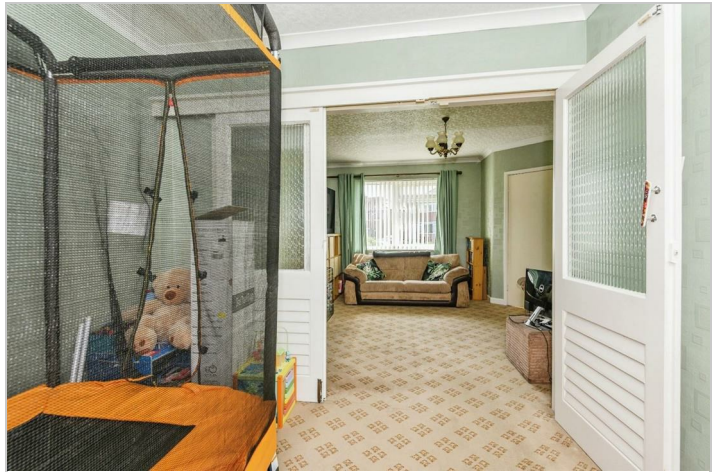
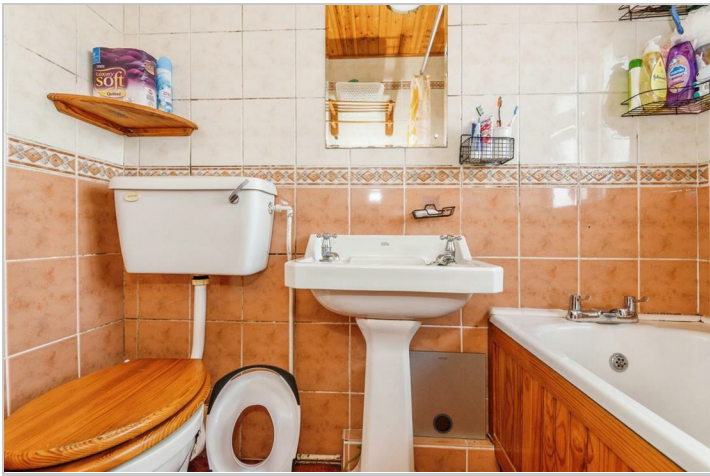
## BEDROOM THREE

8'11" x 5'10" (2.73 x 1.79)

## BATHROOM

8'0" x 5'6" (2.46 x 1.68)

## GARAGE



## Road Map



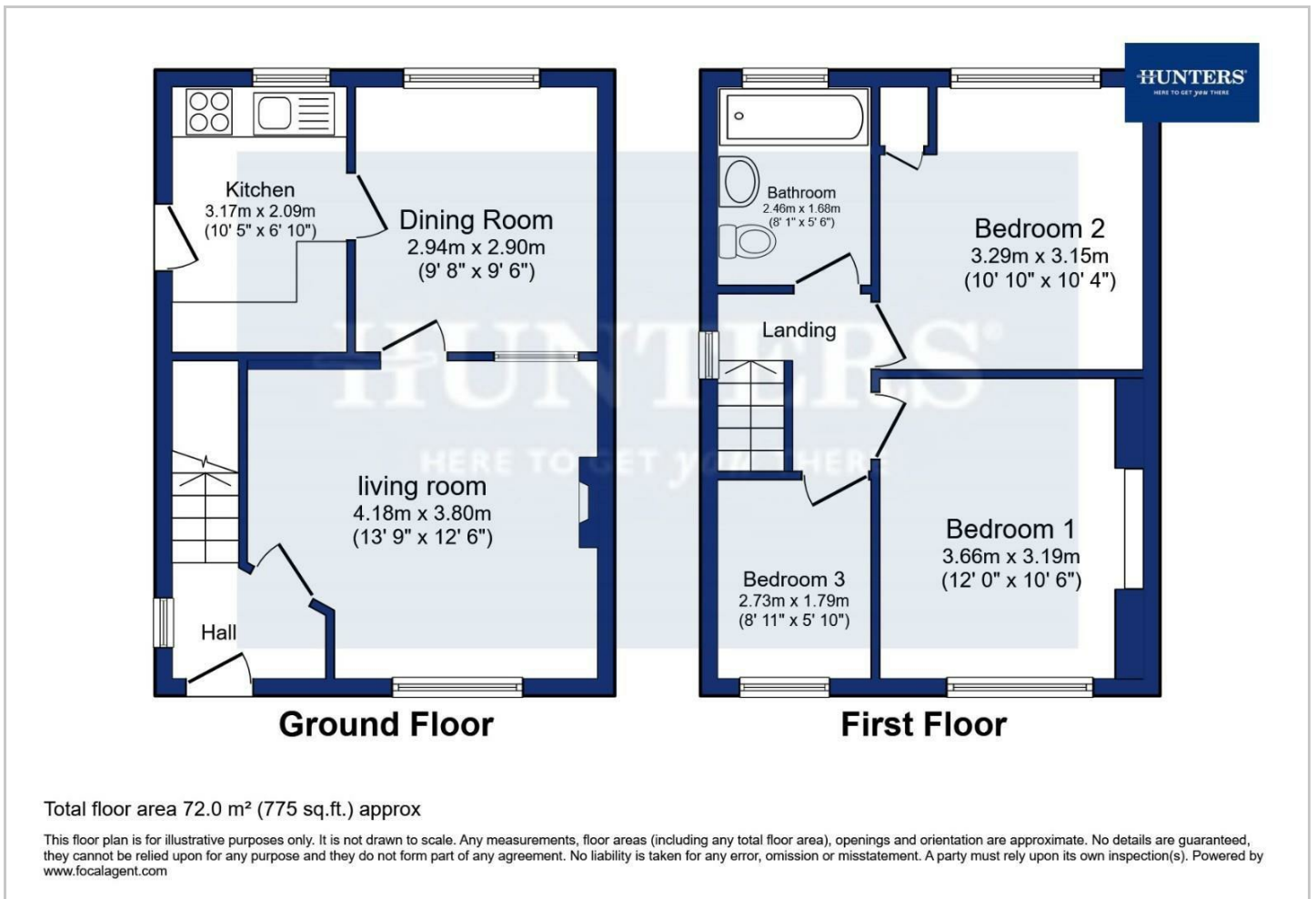
## Hybrid Map



## Terrain Map



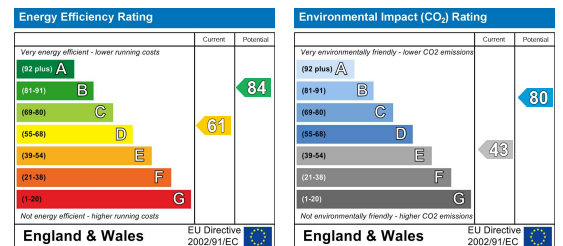
## Floor Plan



## Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 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.