

# HUNTERS®

HERE TO GET *you* THERE



Fairfield Street

Bramley, Leeds, LS13 3DU

£1,050 Per Month



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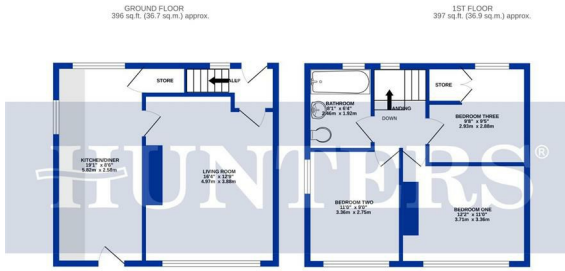




## Area Map



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		85	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	69		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 750 sq ft (70.0 sq m) approx.

Notes: Every effort has been made to ensure the accuracy of the information provided. However, the information is provided as a guide only and should not be relied upon for any specific purpose. The information is provided as a guide only and should not be relied upon for any specific purpose. The information is provided as a guide only and should not be relied upon for any specific purpose.

Hunters Pudsey are delighted to offer this **THREE BEDROOM**, renovated home in the heart of Bramley, offering modern living in a convenient and well-connected location. This property combines fresh interiors with thoughtful design, making it an ideal choice for tenants seeking both comfort and style.



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 OR LETTING?** If you are thinking of selling or letting 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.