

# HUNTERS®

HERE TO GET *you* THERE



## Onslow Road

Layton, FY3 7DF

£450 Per Calendar Month



**\*\*WELL PRESENTED FIRST FLOOR FLAT IN A POPULAR & CONVENIENT LOCATION\*\*** Hunters offer To Let this Well Presented 1 Bed First Floor Flat Layton Village, close to the town centre and a number of local amenities comprising Lounge, Fitted Kitchen, 3 Piece Shower Room & Double Bedroom, Enclosed Yard. Please call Hunters on 01253 362640 to arrange your viewing.



**ENTRANCE HALL**  
Double glazed entrance door, wall mounted combination boiler, radiator, stairs to first floor landing

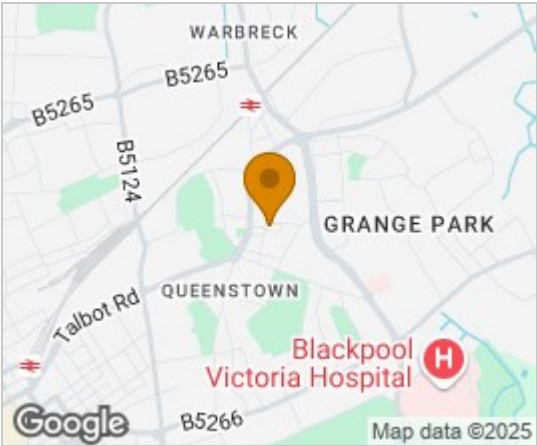
**LOUNGE 11'2" x 13'1" (3.40 x 3.99)**  
Double glazed window to front, fitted cupboards, recessed spotlights, radiator

**KITCHEN 9'5" x 4'9" (2.87 x 1.45)**  
Fitted with a matching range of modern base & wall units with round edge worktops, stainless steel single drainer sink, built under electric oven, ceramic hob with glass & stainless steel chimney extractor, space for fridge/freezer & washing machine, recessed spotlights

**BEDROOM 6'0" x 11'7" (1.83 x 3.53)**  
Double glazed window to rear, radiator, loft access via pull down ladder, recessed spotlights

**SHOWER ROOM 4'9" x 4'10" (1.45 x 1.47)**  
Fitted with a 3 piece suite comprising low level wc, pedestal wash hand basin, tiled shower enclosure, heated towel rail, double glazed window to rear

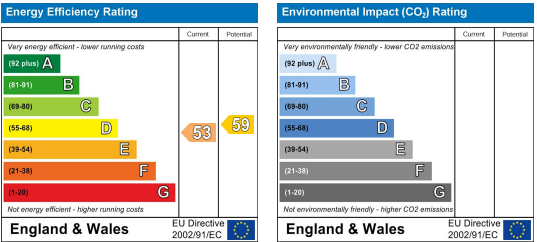
Area Map



Floor Plans



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.

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