

HUNTERS[®]

HERE TO GET *you* THERE



Bolton Court

Leeds, LS14 6NB

£1,000 Per Month



Council Tax: B



11 Bolton Court

Leeds, LS14 6NB

£1,000 Per Month



ENTRANCE HALL

9'6" (max) - 6'0" (max) (2.90m (max) - 1.83m (max))
Stairs to upper level, cloak room and radiator.

BEDROOM TWO

15'3" (max) - 8'9" (max) (4.65m (max) - 2.67m (max))
Radiator and multi aspect windows.

SHOWER ROOM

6' 0" (max) - 5'7" (max) (1.83m 0.00m (max) - 1.70m (max))
Radiator, tiled shower cubicle with glass surround, wash hand basin and w/c.

UTILITY STORE ROOM

3'0" - 3'0" (0.91m - 0.91m)
Plumbing for a washing machine.

FIRST FLOOR

LOUNGE KITCHEN DINING ROOM

15'3" (max) - 15'3" (max) (4.65m (max) - 4.65m (max))
Radiator and stairs to lower level. Stainless steel sink with mixer tap and drainer, Electric fan oven, hob with extractor over and a range of wall and base units.

STAIRS TO SECOND FLOOR

6'9" (max) - 3'3" (max) (2.06m (max) - 0.99m (max))
Stairs to the upper level.

MASTER BEDROOM

15'3" (max) - 15'3" (max) (4.65m (max) - 4.65m (max))
Radiator, loft access and stairs to the lower level.

ENSUITE BATHROOM

6'9" (max) - 5'6" (max) (2.06m (max) - 1.68m (max))
Tiled floor, panel bath with shower over, wash hand basin, radiator and w/c.

GARDENS

Mainly grassed with walkway to the front door.

DRIVEWAY

With parking for one car and an electric car charging point.

OUTDOOR STORE SHED

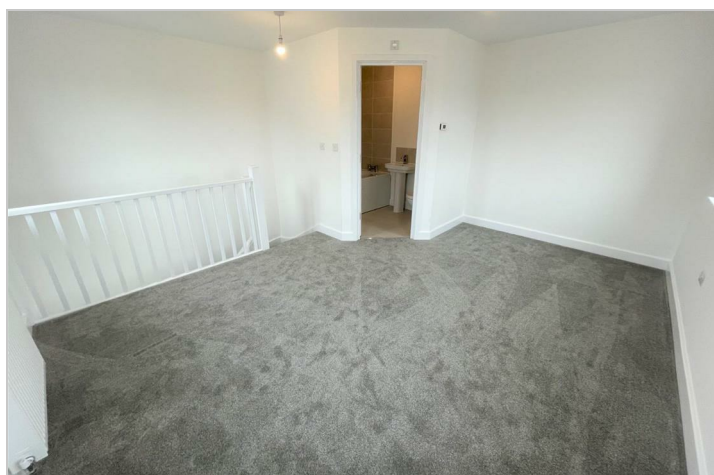
7'0" - 5'6" (2.13m - 1.68m)

DISCLAIMER

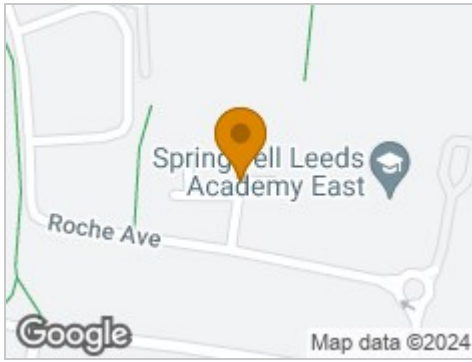
The landlord has not approved these brochure details.

IDEAL FIRST HOME – NEW BUILD HOUSE – TWO BEDROOMS – TWO BATHROOMS – GARDENS – DRIVEWAY WITH ELECTRIC CAR CHARGER - OUTDOOR STORAGE SHED – UNFURNISHED - AVAILABLE NOW - HOLDING DEPOSIT REQUIRED

Part of the Strada homes development, this contemporary home is available in now and is unfurnished. The property layout is over three floors and boasts lots of natural light. Located close to schools, shops and transport links there are excellent amenities close by. There are gardens to to two sides, a driveway with electric car charging and an out door store shed, externally. Internally it briefly consists on the ground floor: entrance hall, cloakroom, shower room and a double bedroom that could be used as a study or separate living space. The staircase opens onto the first floor living area with a stylish kitchen living dining room and stairs to both levels. On the second floor there is a master bedroom with an en-suite bathroom. Energy rating - B



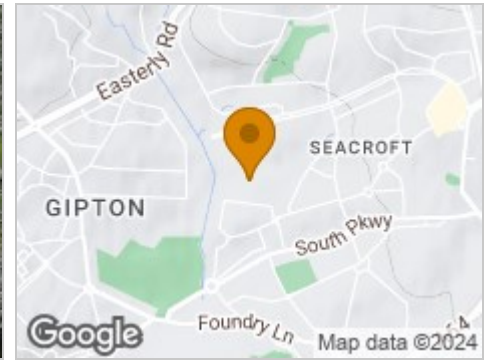
Road Map



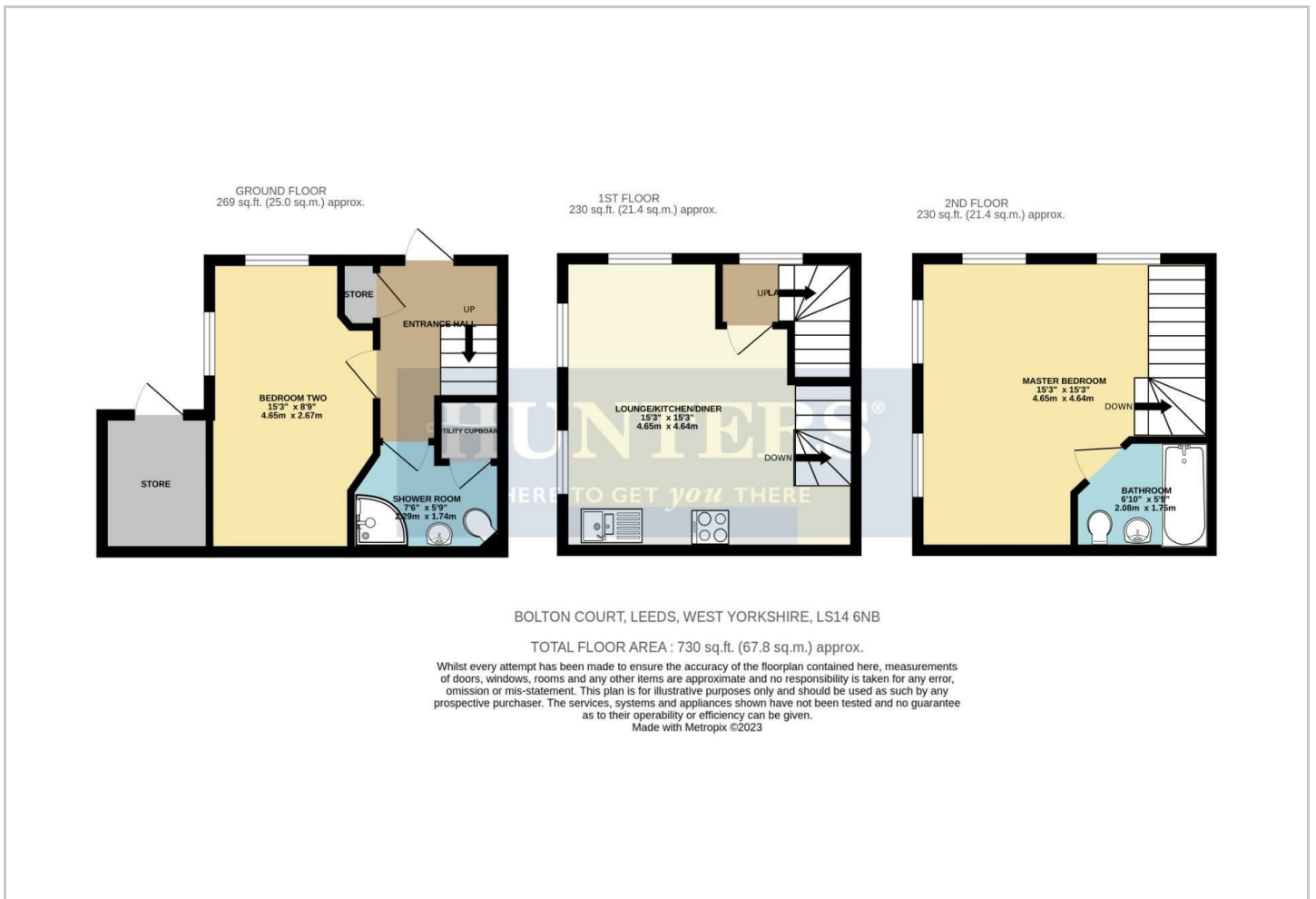
Hybrid Map



Terrain Map



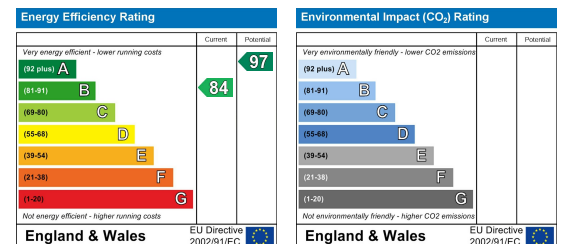
Floor Plan



Viewing

Please contact our Hunters North Leeds Lettings Office on 0113 268 0242 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.