

HUNTERS[®]

HERE TO GET *you* THERE



Upland Road

Oakwood, Leeds, LS8 2TQ

£1,300 Per Month



Council Tax: B



36 Upland Road

Oakwood, Leeds, LS8 2TQ

£1,300 Per Month



Entrance Hall

8'4" (max) - 7'3" (max) (2.54m (max) - 2.21m (max))
Stairs to the upper level.

Lounge

14'3" (max) - 14'1" (max) (4.34m (max) - 4.29m (max))
Radiator and bay window.

Kitchen Dining Room

19'3" (max) - 14'6" (max) (5.87m (max) - 4.42m (max))

Modern open plan kitchen with fan oven, hob, dish washer, half tiled walls, stainless steel sink with drainer, radiator, boiler, store room under the stairs, double doors to the decked area, ample counter tops and a range of wall and base units.

Landing

8'6" (max) - 5'9" (max) (2.59m (max) - 1.75m (max))
Storage and stairs to the lower level.

Master Bedroom

14'3" (max) - 14'1" (max) (4.34m (max) - 4.29m (max))
Radiator and bay window.

Bedroom Two

9'6" (max) - 8'6" (max) (2.90m (max) - 2.59m (max))
Radiator.

Bedroom Three

9'6" (max) - 5'9" (max) (2.90m (max) - 1.75m (max))
Radiator.

Bathroom

6'0" (max) - 5'9" (max) (1.83m (max) - 1.75m (max))
Fully tiled walls and floor, panel bath with shower over, wash hand basin, heated towel rail and w/c.

Front Gardens

Grassed lawns with mature bushes, hedges, flower beds, plants and shrubs. graveled walk way to the front door.

Driveway

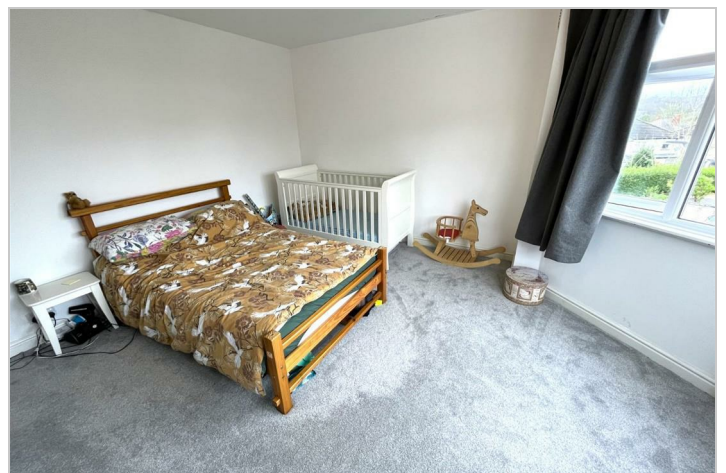
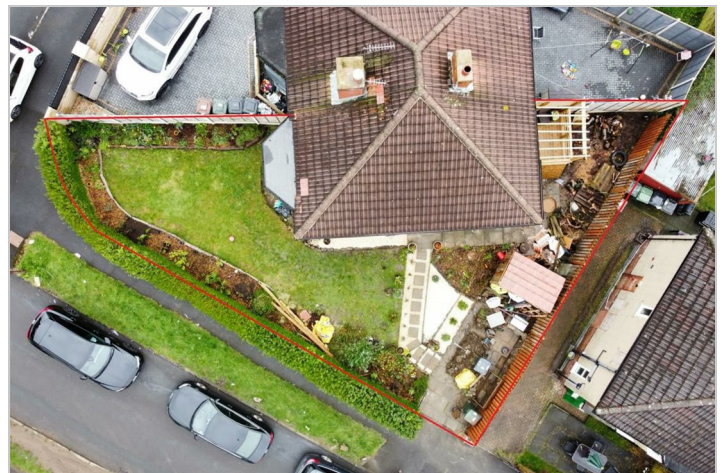
With parking for at least one vehicle.

Rear Gardens

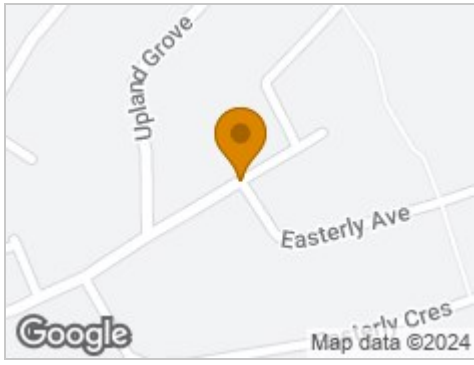
Raised deck area accessible from the kitchen double doors.

FABULOUS CORNER PLOT - SEMI-DETACHED HOUSE - THREE BEDROOMS - OPEN PLAN KITCHEN DINING ROOM - GARDENS TO ALL SIDES – DRIVEWAY – RAISED DECK AREA – AVAILABLE IN MAY – UNFURNISHED - HOLDING DEPOSIT REQUIRED

Available in May and unfurnished, this three bedroom semi-detached property is a superb managed rental for anyone looking for more space and access to good and outstanding schools. Located on Upland Road in Roundhay, the property is close to shops, bars, pubs, transport links, schools and of course Roundhay Park, with all it had to offer. There are gardens to all three sides, a raised deck area and driveway externally. Internally it briefly comprises; entrance hall, lounge and kitchen dining room on the ground floor. On the first floor there are three bedrooms, house bathroom and landing. Energy Rating - TBC



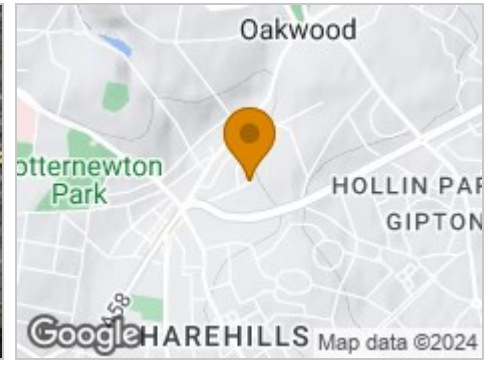
Road Map



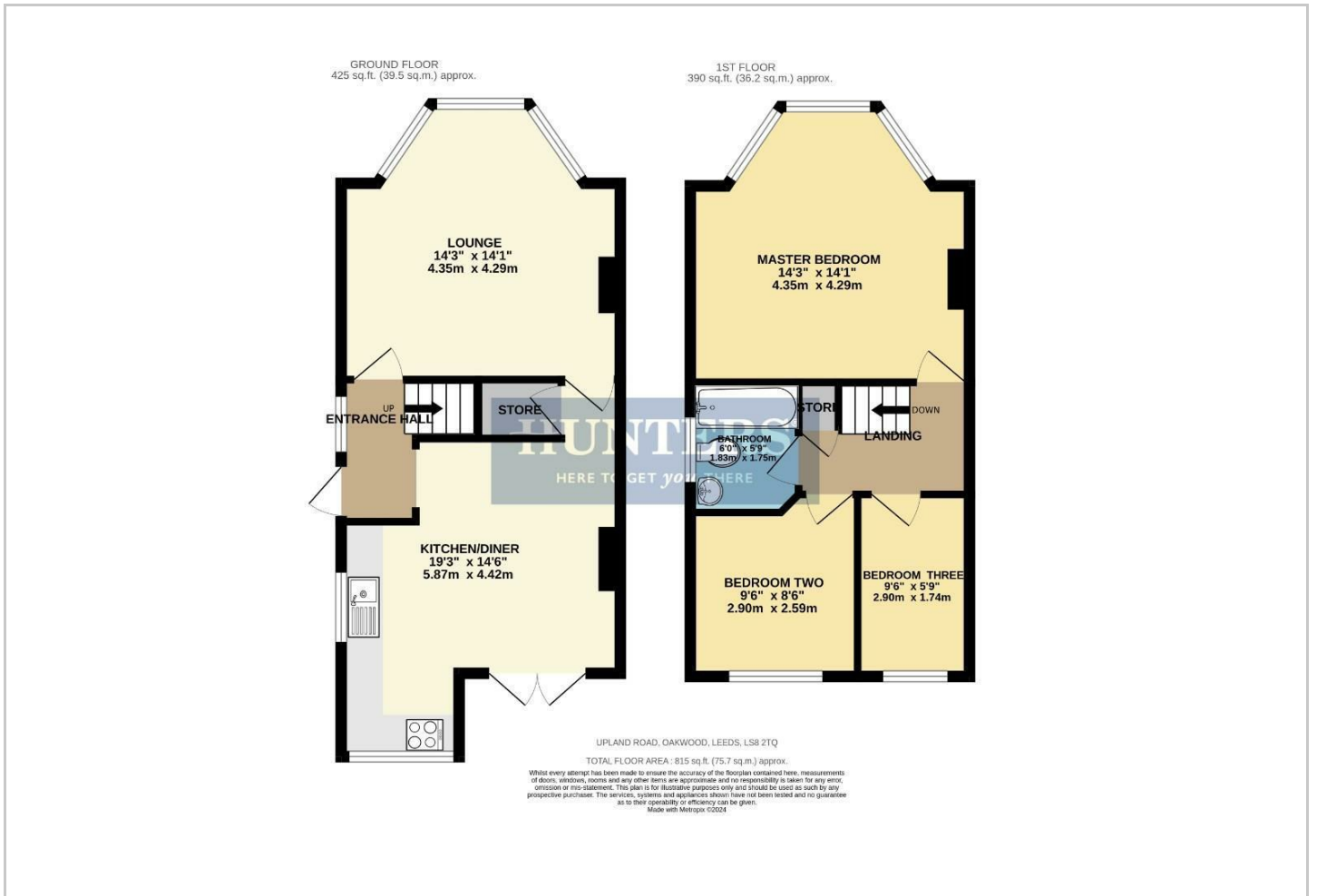
Hybrid Map



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.