

HUNTERS[®]

HERE TO GET *you* THERE



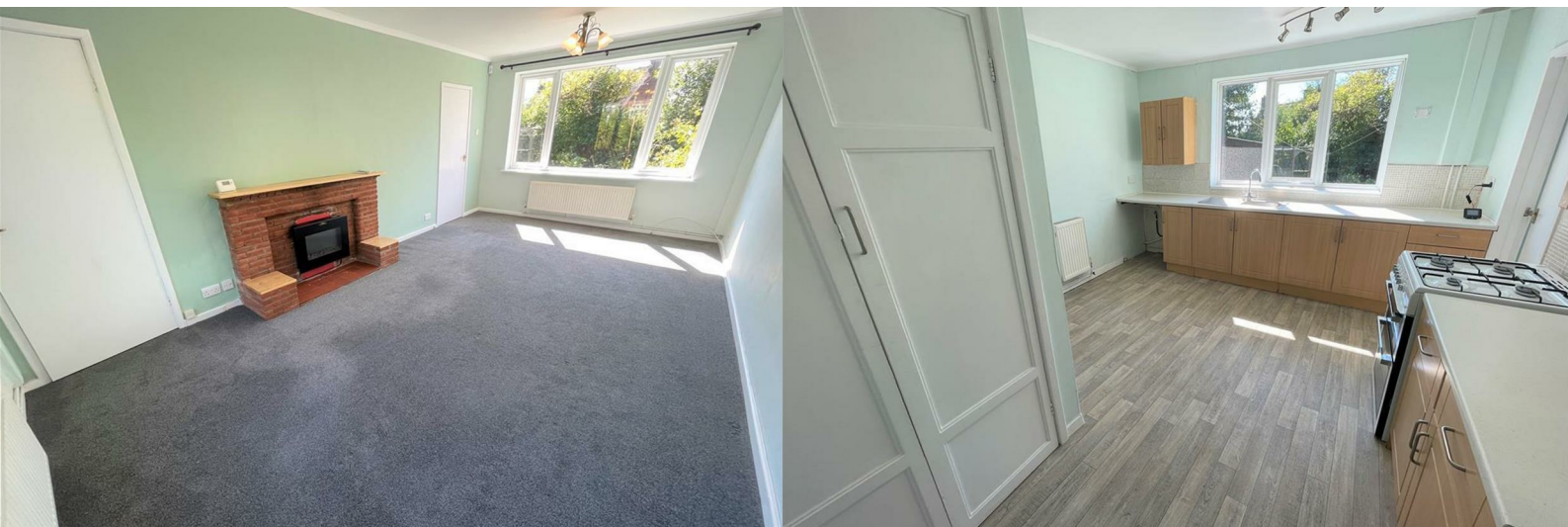
Foxcroft Road

Leeds, LS6 3NJ

£1,200 Per Calendar Month



Council Tax: B



25 Foxcroft Road

Leeds, LS6 3NJ

£1,200 Per Calendar Month



ENTRANCE HALL

11'9" (MAX) - 5'9" (MAX) (3.58 (MAX) - 1.75 (MAX))

Radiator and stairs to the upper level.

LOUNGE DINING ROOM

20'0" - 11'0" (6.10 - 3.35)

Electric fire with surround, dual aspect windows and radiator.

KITCHEN BREAKFAST ROOM

13'9" (MAX) - 11'9" (MAX) (4.19 (MAX) - 3.58 (MAX))

Stainless steel sink with drainer, radiator and a range of wall and base units.

REAR PORCH

7'9" - 4'9" (2.36 - 1.45)

Wash hand basin and door to the side.

UTILITY ROOM

8'9" - 4'9" (2.67 - 1.45)

With plumbing for a washing machine.

DOWNSTAIRS W/C

4'9" - 3'0" (1.45 - 0.91)

W/c.

LANDING

9'10" (MAX) - 9'10" (MAX) (3.00 (MAX) - 3.00 (MAX))

Stairs to the lower level.

MASTER BEDROOM

13'1" (MAX) - 11'0" (MAX) (3.99 (MAX) - 3.35 (MAX))

Radiator.

BEDROOM TWO

13'1" - 9'0" (3.99 - 2.74)

Built in wardrobes and radiator.

BEDROOM THREE

8'3" - 7'0" (2.51 - 2.13)

Built in wardrobes and radiator.

HOUSE BATHROOM

7'6" - 5'9" (2.29 - 1.75)

Half tiled walls, panel bath with shower over, wash hand basin, radiator and w/c.

FRONT GARDEN

Mainly grassed lawns with hedges.

DRIVEWAY

Gated and parking for several vehicles.

DETACHED GARAGE

Up and over door.

REAR GARDEN

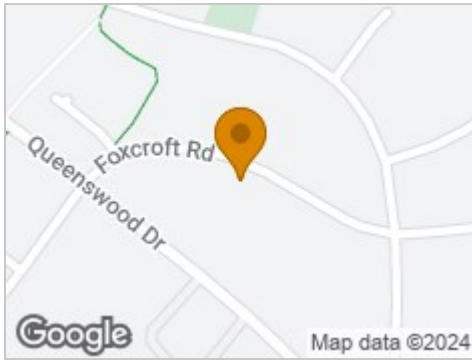
Mainly grassed lawns with hedges, bushes, plants and shrubs.

SEMI-DETACHED HOME – THREE BEDROOMS – UTILITY ROOM – DOWNSTAIRS W/C – GARDENS FRONT AND REAR – DRIVEWAY – DETACHED GARAGE – AVAILABLE NOW – UNFURNISHED – HOLDING DEPOSIT REQUIRED

This three bedroom semi-detached house is available now, unfurnished. Located on the border of West Park and Kirkstall, the property is close to schools, shops, restaurants and parks along with lots of other great local amenities and transport links. There are gardens to the front and rear, a driveway and detached garage to the exterior. Internally, it briefly comprises; entrance hall, lounge dining room, kitchen breakfast room, rear porch, utility room and downstairs w/c on the ground floor. On the first floor there are two double bedrooms, landing, house bathroom and a further single bedroom. Energy Rating - C



Road Map



Hybrid Map



Terrain Map



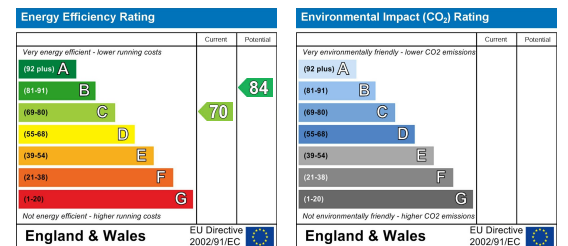
Floor Plan



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.