

HUNTERS®

HERE TO GET *you* THERE



West Park Close

Roundhay, Leeds, LS8 2ED

£750 Per Calendar Month



Council Tax: A



42 West Park Close

Roundhay, Leeds, LS8 2ED

£750 Per Calendar Month



Porch

With outdoor storage cupboard housing boiler.

Entrance Hall

Store cupboard housing meters.

Store Room

6'0" (max) - 3'0" (max) (1.83m (max) - 0.91m (max))

Lounge Dining Room

14'9" (max) - 11'3" (max) (4.50m (max) - 3.43m (max))

Radiator and back door to patio, leading to communal gardens.

Kitchen

8'1" (max) - 7'10" (max) (2.46m (max) - 2.39m (max))

Sink with drainer, free standing electric oven with hob and a range of wall and floor units.

Bedroom

11'1" (max) - 10'6" (max) (3.38m (max) - 3.20m (max))

Radiator.

Bathroom

6'0" (max)- 5'5" (max) (1.83m (max)- 1.65m (max))

Panel bath with shower over, wash hand basin, radiator and w/c.

Communal Garden

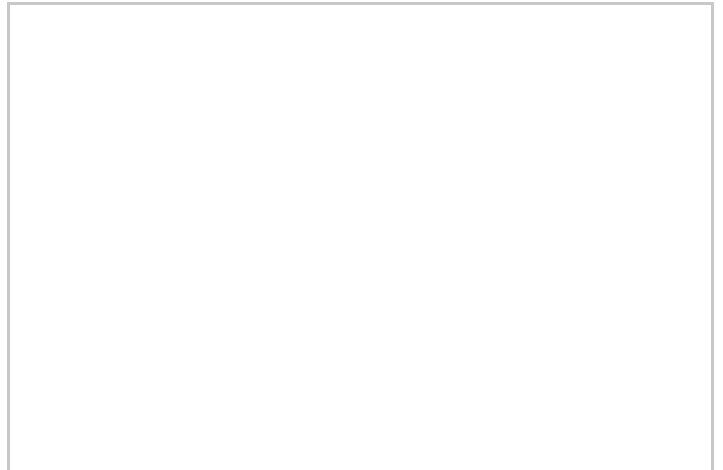
Mainly grassed with paths to the side.

Patio to Rear

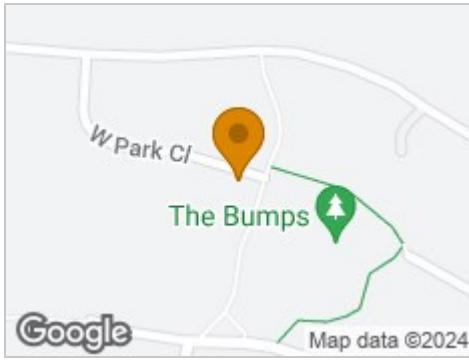
Accessible through rear door.

GROUND FLOOR FLAT - ONE BEDROOM - SEPARATE ENTRANCE - OPPOSITE PARK - SEPARATE KITCHEN - AMPLE STORAGE - UNFURNISHED - AVAILABLE IN AUGUST - HOLDING DEPOSIT REQUIRED

This one bedroom ground floor flat is ideal for a first time renter or a young couple. Situated in Roundhay, opposite The Bumps Park, the flat is well located for shops, bars, restaurants and other useful amenities. The property is unfinished and available in August. Internally it briefly consists; entrance hall, storage cupboard, separate kitchen, bathroom, lounge/diner and double bedroom. Outside there is a communal garden accessible through back door and private undercover patio. Energy Rating - C



Road Map



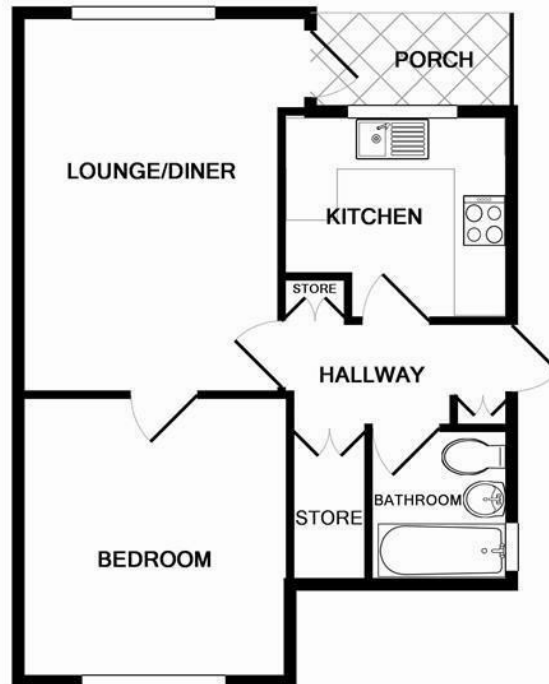
Hybrid Map



Terrain Map



Floor Plan



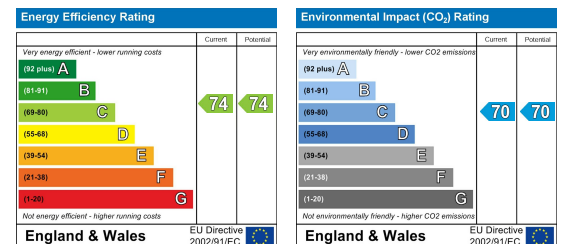
WEST PARK CLOSE, ROUNDHAY, LEEDS, LS8 2ED
TOTAL APPROX. FLOOR AREA 429 SQ.FT. (39.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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.