

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Longwood Crescent

Leeds, West Yorkshire, LS17 8SR

£1,500 Per Calendar Month



Council Tax: C



# 43 Longwood Crescent

Leeds, West Yorkshire, LS17 8SR

£1,500 Per Calendar Month



## Entrance Hall

9'0" (max) - 3'0" (max) (2.74m (max) - 0.91m (max))  
Radiator and stairs to the upper level.

## Lounge

13'6" (max) - 12'10" (max) (4.11m (max) - 3.91m (max))  
Radiator, double doors to the kitchen breakfast room and gas fire with surround.

## Kitchen Breakfast Room

16'9" (max) - 11'0" (max) (5.11m (max) - 3.35m (max))  
Composite sink with drainer, hob with extractor over, microwave, fan oven, dish washer, fridge freezer, breakfast bar, tiled floor and a range of wall and base units.

## Dining Room

11'6" - 9'6" (3.51m - 2.90m)  
Radiator and double doors to the rear garden.

## Utility Room

6'3" - 4'0" (1.91m - 1.22m)  
Door to the side and plumbing for the washing machine.

## Downstairs W/C

4'0" - 3'0" (1.22m - 0.91m)  
Corner sink, radiator and w/c.

## Landing

8'2" - 6'6" (2.49m - 1.98m)  
Stairs to the lower level.

## Master Bedroom

12'10" - 10'0" (3.91m - 3.05m)  
Radiator and Built in wardrobes.

## Bedroom Two

11'0" - 10'0" (3.35m - 3.05m)  
Radiator and Built in wardrobes.

## Bedroom Three

9'10" - 6'6" (3.00m - 1.98m )  
Radiator and Built in wardrobes.

## House Bathroom

6'6" - 5'9" (1.98m - 1.75m)  
Fully tiled walls and floor. Panel bath with shower over, heated towel rail, wash hand basin with pedestal under and w/c.

## Front Garden

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

## Driveway

Block paved driveway with parking for several vehicles.

## Detached Garage

Up and over garage door.

## Rear Garden

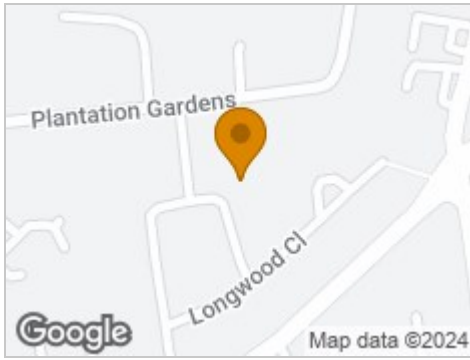
Mainly grassed lawns with patios, plants, trees, bushes and flower beds.

**SUPERB EXTENDED SEMI-DETACHED FAMILY HOME – THREE BEDROOMS – TERRIFIC EXTENSIVE CORNER PLOT – GARDENS TO ALL SIDES – UTILITY ROOM AND DOWNSTAIRS W/C – DRIVEWAY – DETACHED GARAGE – AVAILABLE IN AUGUST – UNFURNISHED – HOLDING DEPOSIT REQUIRED**

In immaculate condition and available in August, this extended three bedroom semi-detached is unfurnished and ideal for anyone looking for well appointed space. Located on a quiet street just off Shadwell Lane in Alwoodley, the property is close to good and outstanding schools, cafes, restaurants, bars, shops, parks and transport links to name just some of the great amenities close by. There expansive gardens to the rear, a gated driveway, detached garage and further gardens to the front externally. Internally, it briefly comprises; entrance hall, lounge, kitchen breakfast room, dining room, utility room and downstairs w/c on the ground floor. On the first floor there are three bedrooms, landing and house bathroom. Energy Rating - D



## Road Map



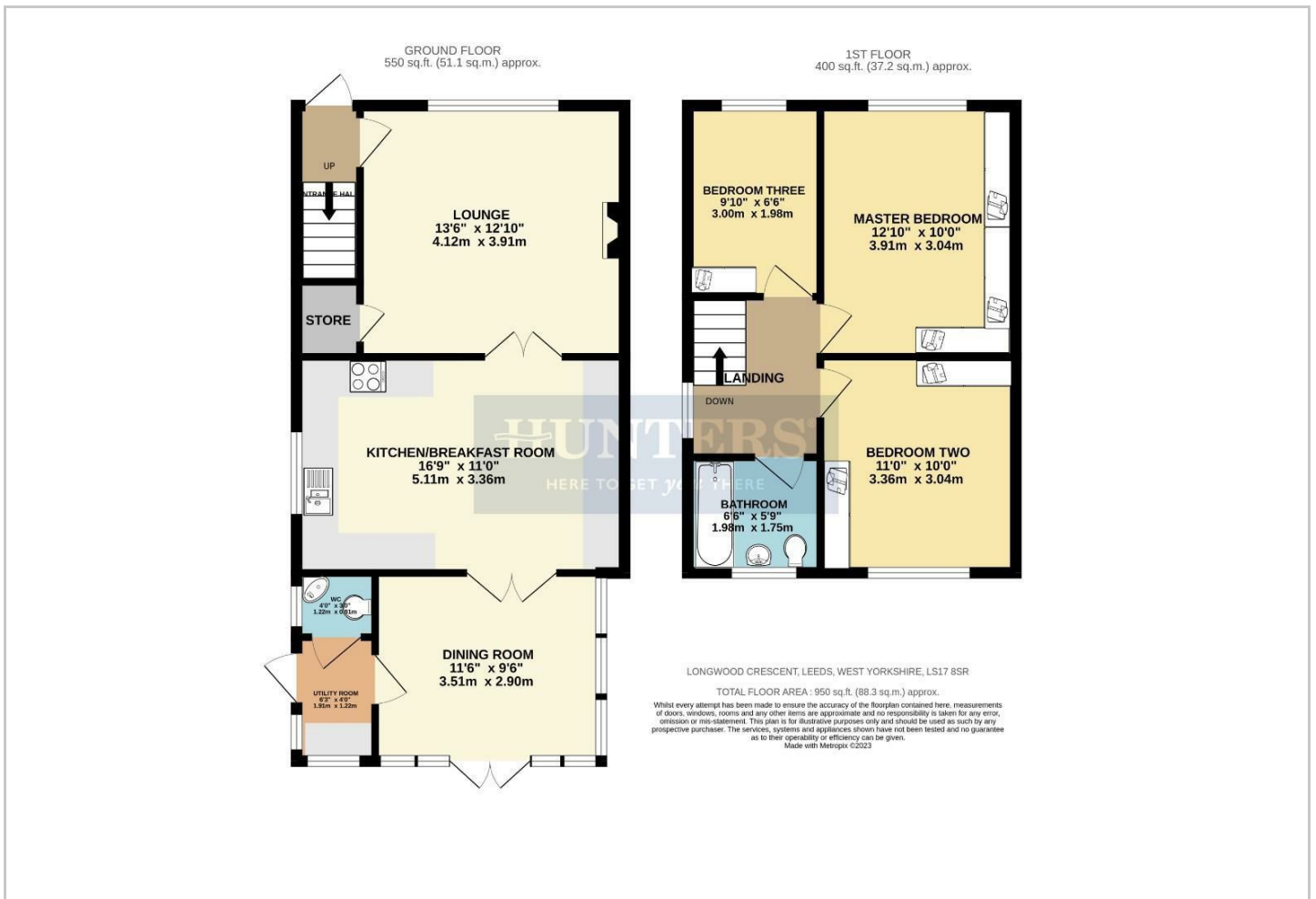
## Hybrid Map



## Terrain Map



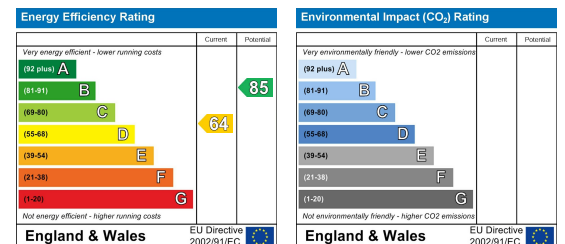
## Floor Plan



## 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.