

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## High Bank View

Colton, Leeds, LS15 9DG

£950 Per Calendar Month

 2  1  1  D

Council Tax: C



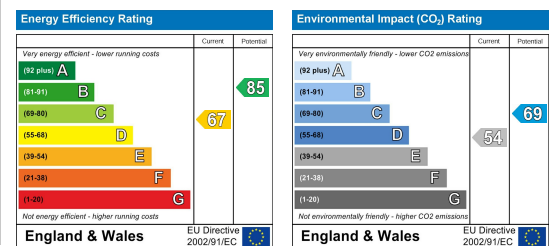
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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.

- SEMI-DETACHED
- TWO DOUBLE BEDROOMS
- GARDENS FRONT AND REAR
- DRIVEWAY
- BREAKFAST ROOM
- COLTON
- CUL-DE-SAC
- AVAILABLE LATE AUGUST
- UNFURNISHED

SEMI-DETACHED - TWO DOUBLE BEDROOMS – GARDENS FRONT AND REAR – DRIVEWAY – BREAKFAST ROOM – COLTON – CUL-DE-SAC – AVAILABLE LATE AUGUST – UNFURNISHED

This two bedroom semi-detached house is a great first time home. The property is set on a quiet cul-de-sac in Colton with excellent transport links to York, Wetherby, Leeds City Centre and the motorway networks as well as excellent local amenities including pubs, restaurants, shops and The Springs retail park with all it has to offer. There are gardens to the front and rear also a driveway to the exterior. Internally it briefly comprises; entrance hall, lounge, kitchen dining room and store room on the ground floor. On the first floor there are two double bedrooms, landing and house bathroom. Energy rating - D



## MATERIAL INFORMATION

**Tenure:**  
**Lease Years Remaining:**  
**Annual Ground Rent:**  
**Review Period:**  
**Review Increase:**  
**Service Charge:**  
**Shared Ownership:**  
**Ownership Share:**

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.