

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Kingsway Court

Moortown, Leeds, LS17 6SS

£795 Per Month



Council Tax: B





# 8 Kingsway Court

Moortown, Leeds, LS17 6SS

£795 Per Month



## Porch

4'0" (max) - 3'6" (max) (1.22m (max) - 1.07m (max))

Radiator.

## Lounge Dining Room

15'6" (max) - 13'0" (max) (4.72m (max) - 3.96m (max))

Radiator.

## Hallway

6'9" (max) - 5'9" (max) (2.06m (max) - 1.75m (max))

Door entry phone.

## Store Room

2'9" (max) - 1'10" (max) (0.84m (max) - 0.56m (max))

## Kitchen

13'0" (max) - 7'9" (max) (3.96m (max) - 2.36m (max))

Hob with extractor hood over, fan oven, stainless steel sink with drainer, fridge freezer, washer dryer, door to the rear and a range of wall and base units.

## Bedroom

12'6" (max) - 10'9" (max) (3.81m (max) - 3.28m (max))

Radiator and built in wardrobes.

## Shower Room

10'3" (max) - 4'9" (max) (3.12m (max) - 1.45m (max))

Fully tiled walls and floor, shower cubicle with glass enclosure, wash hand basin, heated towel room and w/c.

## Garage

16'9" (max) - 8'0" (max) (5.11m (max) - 2.44m (max))

Up and over door, power and lights.

## Communal Gardens

Grassed lawns, flower beds, plants and trees.

**GROUND FLOOR APARTMENT – ONE BEDROOMS – INDEPENDENT ENTRANCE THROUGH THE KITCHEN – PRIVATE ATTACHED GARAGE – COMMUNAL GARDENS – MOORTOWN – AVAILABLE NOW – UNFURNISHED – HOLDING DEPOSIT REQUIRED**

This ground floor one bedroom apartment is available now and unfurnished. Located right in the heart of Moortown, the property is close to schools, bars, restaurants, shops, takeaways, parks and transport links to name just some of the great amenities close by. There is a private attached garage and communal gardens to the exterior. Internally it briefly comprises; porch, lounge dining room, hallway, kitchen, bedroom and shower room. Energy Rating - D



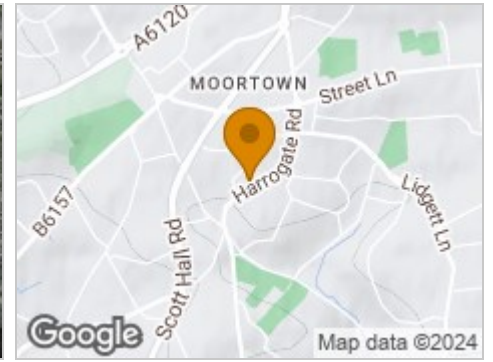
## Road Map



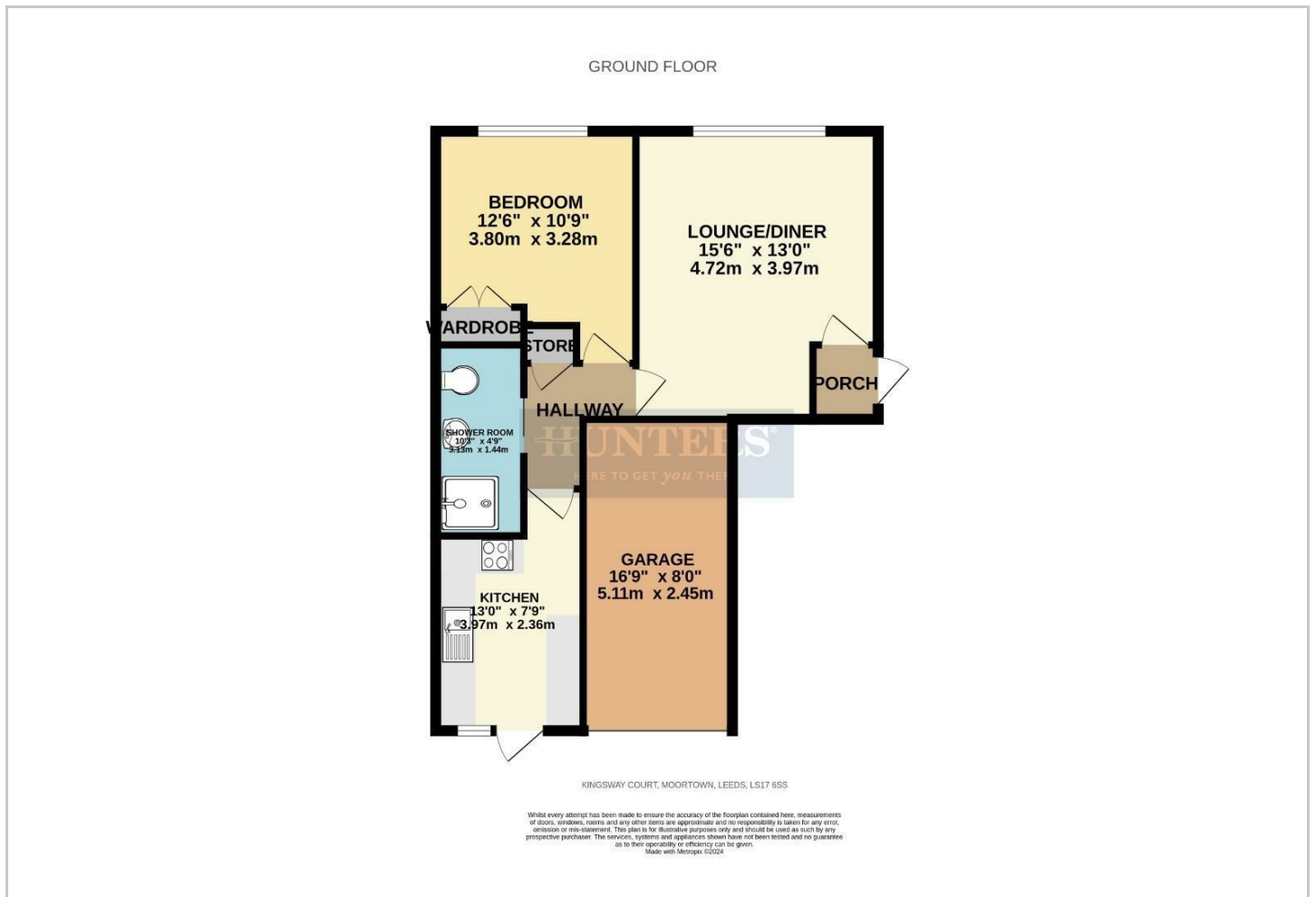
## Hybrid Map



## Terrain Map



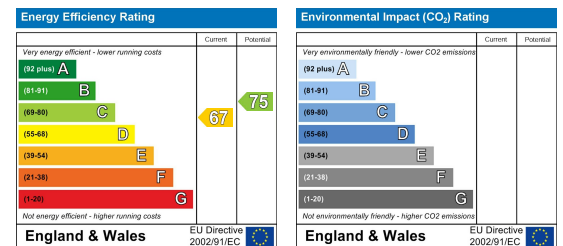
## Floor Plan



## 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.