

HUNTERS[®]

HERE TO GET *you* THERE



Swallow Drive

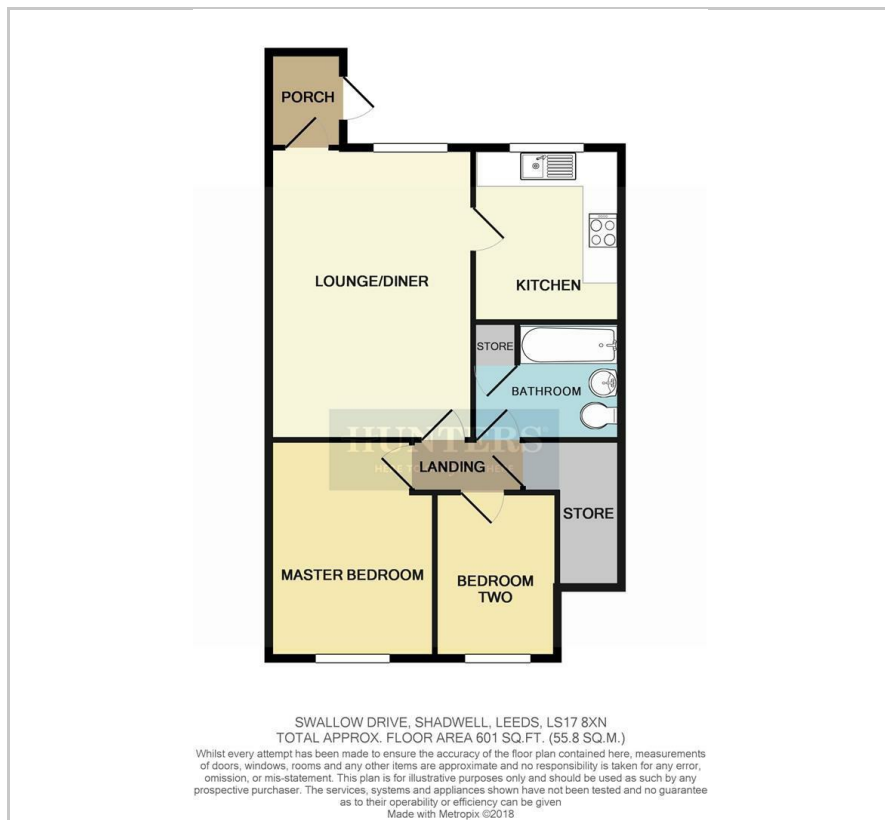
Shadwell, Leeds, LS17 8XN

£850 Per Calendar Month



Council Tax: C

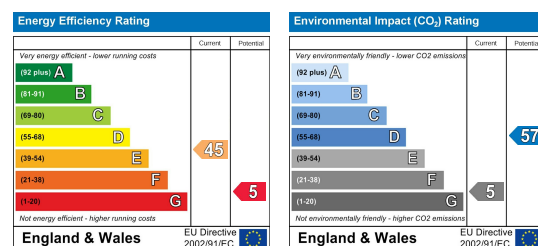
Floor Plan



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.

- TWO BEDROOMS
- GROUND FLOOR
- SEPARATE KITCHEN
- SHADWELL
- AVAILABLE MID OCTOBER
- GARDEN FLAT
- RECENTLY REFURBISHED
- GARDEN TO THE FRONT
- UNFURNISHED

TWO BEDROOMS – GARDEN FLAT - GROUND FLOOR – SEPARATE KITCHEN – GARDEN TO THE FRONT – SHADWELL – UNFURNISHED – AVAILABLE OCTOBER

With generous storage to offer, this two bedroom modern ground floor garden flat is available mid October. Located on a quiet street just off Shadwell Lane, the property is ideally situated for schools, shops, and other useful amenities close by on Slaid Hill. The property benefits from double glazing throughout. There is a small garden to the front and on street parking. Internally it briefly comprises; porch, lounge dining room, kitchen breakfast room, landing, store room, master bedroom, bathroom and a further smaller bedroom. 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.