

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Oakdene Vale

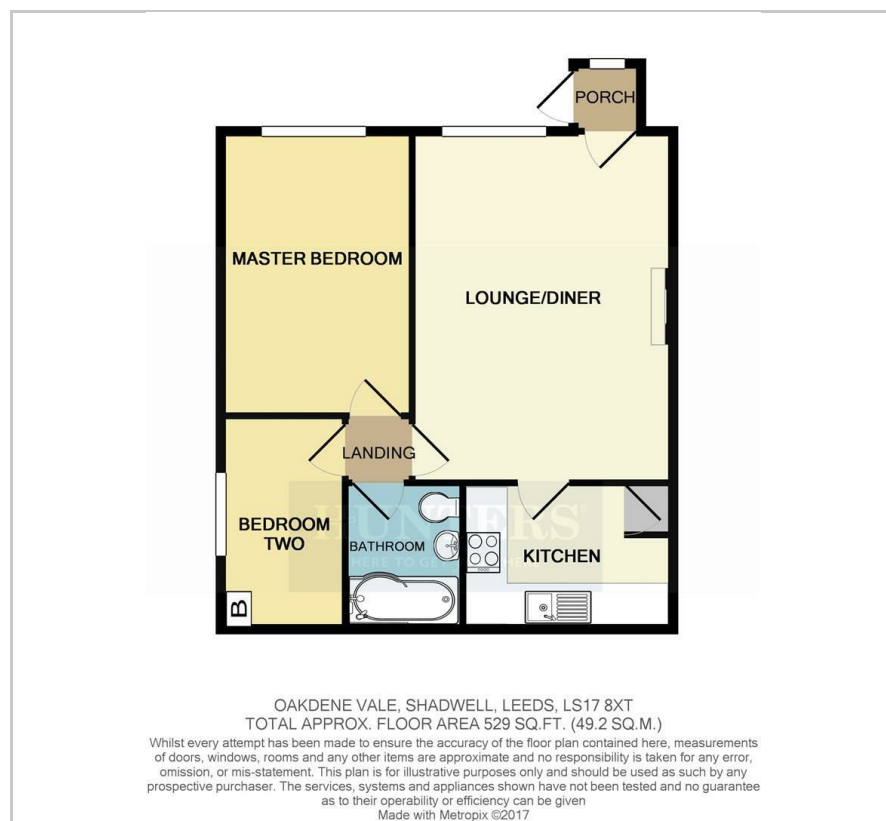
, Shadwell, LS17 8XT

£800 Per Calendar Month

2 1 1 D

Council Tax: C

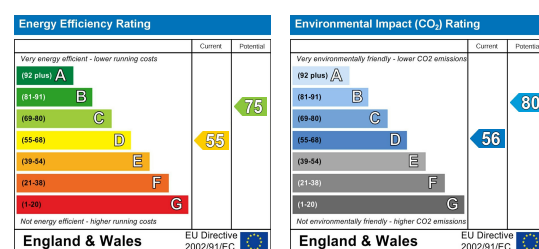
## Floor Plan



## 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.

- GROUND FLOOR FLAT
- PRIVATE ENTRANCE
- SHADWELL
- AVAILABLE APRIL
- TWO BEDROOMS
- SEPARATE KITCHEN
- UNFURNISHED



GROUND FLOOR FLAT - TWO BEDROOMS - PRIVATE ENTRANCE - SEPARATE KITCHEN - SHADWELL - UNFURNISHED - AVAILABLE EARLY APRIL

This two bedroom ground floor flat is unfurnished and available in April. Situated on a quiet cul-de-sac in Shadwell, the property has allocated parking to the front as well as a private entrance. Ideal for a first time renter or a young couple, it briefly consists; porch, lounge/dining room, kitchen, double bedroom, bathroom, landing 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.