

# HUNTERS®

HERE TO GET *you* THERE



Sandringham Drive

, Leeds, LS17 8BZ

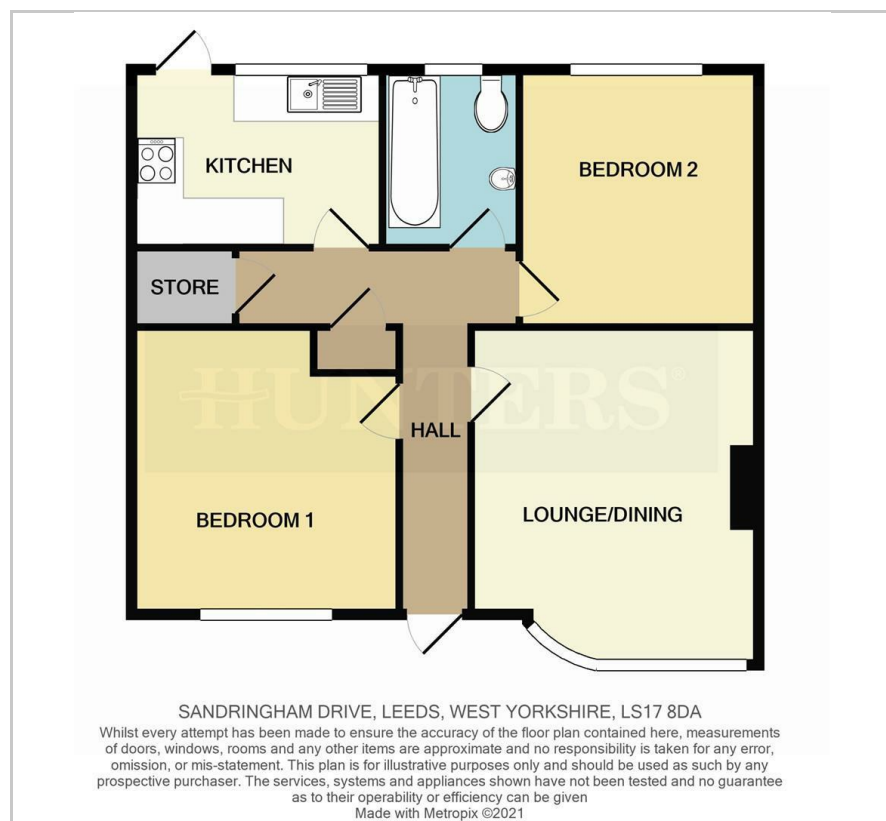
£950 Per Calendar Month

 2  1  1  D

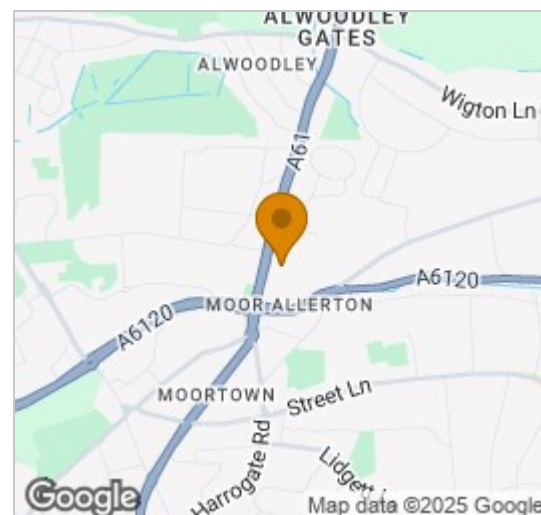
Council Tax: B



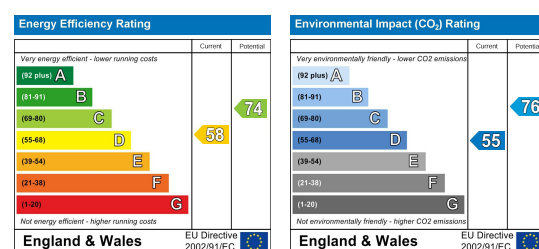
## Floor Plan



## Area Map



## Energy Efficiency Graph



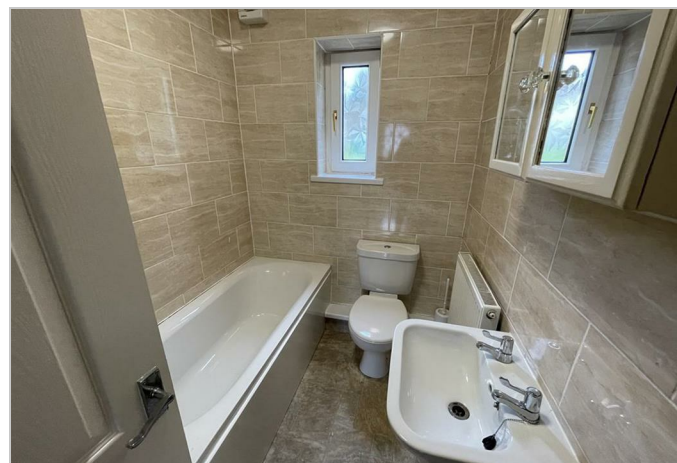
## Viewing

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
- PRIVATE ENTRANCE
- SEPARATE KITCHEN
- SHADWELL
- UNFURNISHED
- GROUND FLOOR FLAT
- COMMUNAL GARDENS
- REAR ACCESS
- AVAILABLE EARLY JULY
- HOLDING DEPOSIT REQUIRED

TWO BEDROOM - GROUND FLOOR FLAT - PRIVATE ENTRANCE - COMMUNAL GARDENS – SEPARATE KITCHEN - REAR ACCESS - SHADWELL - AVAILABLE EARLY JULY - UNFURNISHED - HOLDING DEPOSIT REQUIRED

This two bedroom ground floor flat is unfurnished and available early July. Located on the border with Shadwell and Moortown the property is close to shops, restaurants, bars, parks and other useful amenities in the area. There are communal gardens accessible from a rear door, externally. Internally, it briefly consists; entrance hall, lounge/dining room, kitchen, bathroom and two double bedrooms. 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.