

HUNTERS®

HERE TO GET *you* THERE



Derwentwater Grove

Headingley, Leeds, LS6 3EN

£950 Per Month



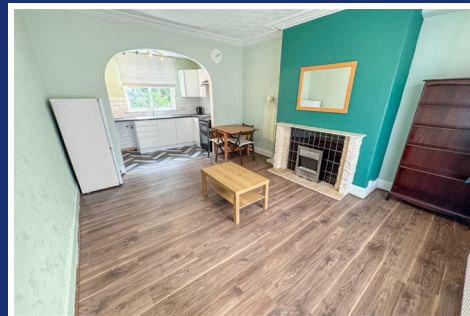
Council Tax: B



1 Derwentwater Grove

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Entrance Hall

9'9" (max) - 3'6" (max) (2.97m (max) - 1.07m (max))
Stairs to the upper level.

Lounge Dining Room

15'0" (max) - 13'0" (max) (4.57m (max) - 3.96m (max))
Radiator and electric fire place with surround.

Kitchen

9'9" (max) - 5'9" (max) (2.97m (max) - 1.75m (max))
Hob with extractor over, fan oven, stainless steel sink with drainer, tiled splash back, doors to annex leading to rear yard and a range of wall and base units.

First Floor Landing

11'9" (max) - 10'6" (max) (3.58m (max) - 3.20m (max))
Radiator and stairs to the upper and lower levels.

Master Bedroom

12'6" (max) - 11'9" (max) (3.81m (max) - 3.58m (max))
Radiator and built in wardrobes.

Store Room

4'6" (max) - 3'6" (max) (1.37m (max) - 1.07m (max))

Bathroom

11'3" (max) - 5'9" (max) (3.43m (max) - 1.75m (max))
Half tiled walls, store room, panel bath with shower over, heated towel rail and wash hand basin.

Separate W/C

5'9" (max) - 3'0" (max) (1.75m (max) - 0.91m (max))
W/c.

Second Floor Landing

7'6" (max) - 6'0" (max) (2.29m (max) - 1.83m (max))
Stairs to the lower level.

Bedroom Two

16'0" (max) - 8'9" (max) (4.88m (max) - 2.67m (max))
Radiator.

Bedroom Three

14'6" (max) - 12'0" (max) (4.42m (max) - 3.66m (max))
Radiator and store room.

Rear Yard

Paved area and walkway to the front of the property.

WORKING TENANTS ONLY – END OF TERRACE HOUSE – THREE BEDROOMS – OPEN PLAN KITCHEN LIVING DINING ROOM – PRIVATE YARD TO THE REAR WITH RIGHT OF WAY – COMMUNAL GARDENS – HEADINGLEY - AVAILABLE NOW – PART FURNISHED – HOLDING DEPOSIT REQUIRED

Ideal for working tenants, this three bedroom end of terrace house is part furnished and available now. Located in the heart of Headingley, the property is close to, shops, bars, pubs, cafes, transport links and other great local amenities including Headingley Stadium and Hyde Park. Externally there are communal gardens as well as a private yard to the rear, which has a right of access for the church. Internally it briefly comprises; entrance hall, kitchen and lounge dining room on the ground floor. On the first floor there is a double bedroom, landing, bathroom and separate w/c. On the top floor there are two further bedrooms and a landing. Energy Rating - D



Road Map



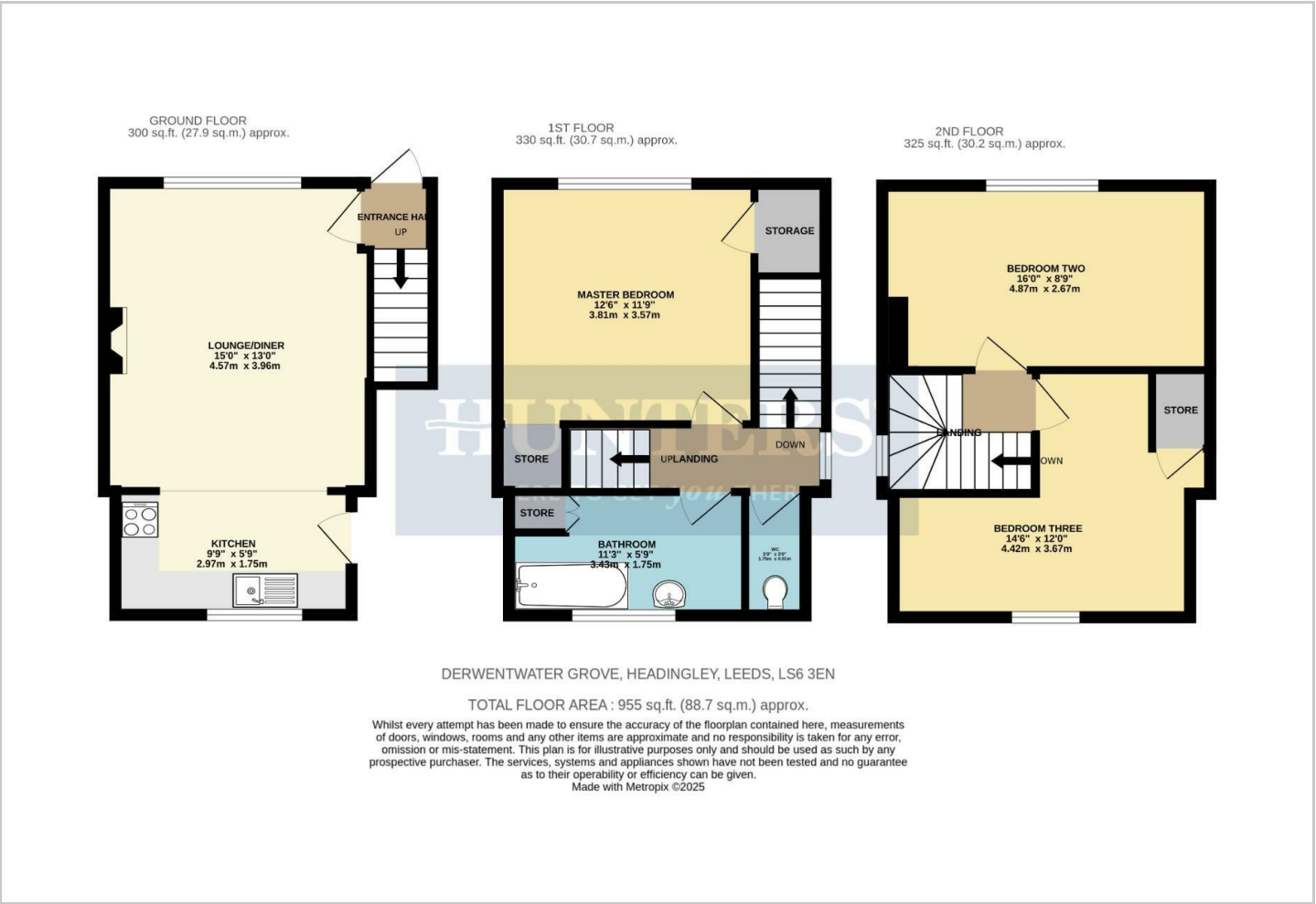
Hybrid Map



Terrain Map



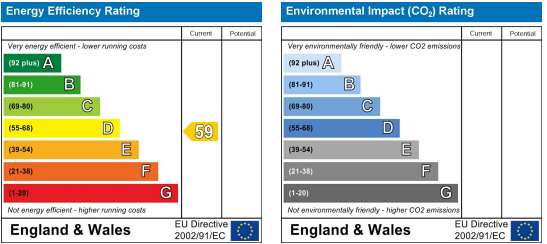
Floor Plan



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.