

# HUNTERS<sup>®</sup>

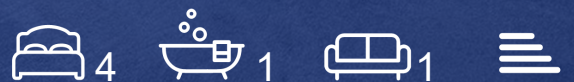
HERE TO GET *you* THERE



Pinfold Lane

, Leeds, LS15 7SX

£1,300 Per Calendar Month



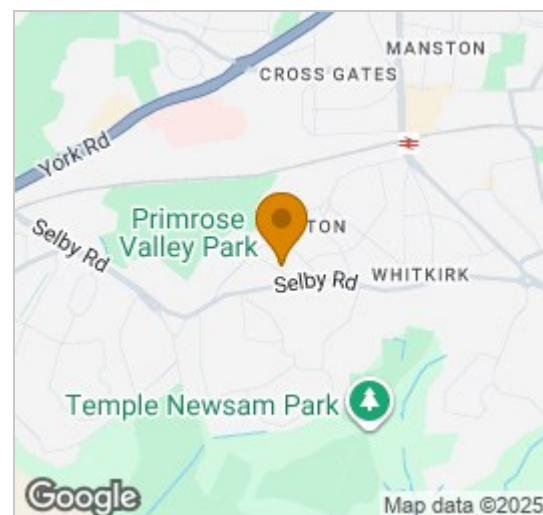
Council Tax:



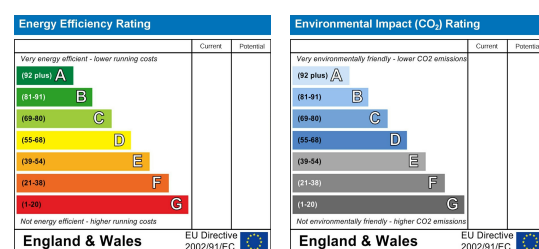
## Floor Plan



## 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.

- EXTENDED SEMI-DETACHED HOME
- DOWNSTAIRS W/C
- DRIVEWAY
- OPEN PLAN KITCHEN BREAKFAST ROOM
- UNFURNISHED
- FOUR BEDROOMS
- GARDENS TO THE FRONT AND REAR
- DETACHED GARAGE
- AVAILABLE NOW
- HOLDING DEPOSIT REQUIRED

EXTENDED SEMI-DETACHED HOME – FOUR BEDROOMS – DOWNSTAIRS W/C – GARDENS TO THE FRONT AND REAR – DRIVEWAY – DETACHED GARAGE – OPEN PLAN KITCHEN BREAKFAST ROOM – AVAILABLE NOW – UNFURNISHED - HOLDING DEPOSIT REQUIRED

This four bedroom extended semi-detached house is available now unfurnished. Located in Halton, the property is close to schools, parks, shops, bars, restaurants, pubs and transport links to names just some of the great amenities in the area. There are gardens to the front and rear, a driveway and detached garage externally. Internally it briefly comprises; entrance hall, downstairs w/c, lounge, dining room and open plan kitchen breakfast room on the ground floor. On the first floor there are four bedrooms, landing and house bathroom, Energy Rating - C



## 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.