

# HUNTERS®

HERE TO GET *you* THERE



## North Point

North Street, Leeds, LS2 7PQ

£850 Per Calendar Month



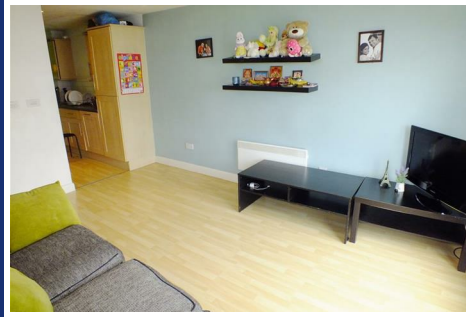
Council Tax: B



# 12 North Point

North Street, Leeds, LS2 7PQ

£850 Per Calendar Month



## ENTRANCE HALL

9'9" - 3'3" (2.97 - 0.99)

Radiator and door entry phone.

## AIRING CUPBOARD

2'9" - 2'6" (0.84 - 0.76)

Housing hot water tank.

## LOUNGE DINING ROOM

14'8" - 10'7" (4.47 - 3.23)

Radiator and access to balcony through glass door.

## KITCHEN

9'9" (MAX) - 7'2" (MAX) (2.97 (MAX) - 2.18 (MAX))

Stainless steel sink with drainer, hob with extractor over, fan oven and a range of wall and base units.

## BALCONY

8'0" - 3'10" (2.44 - 1.17)

## DOUBLE BEDROOM

13'7" (MAX) - 8'1" (MAX) (4.14 (MAX) - 2.46 (MAX))

Radiator.

## HOUSE BATHROOM

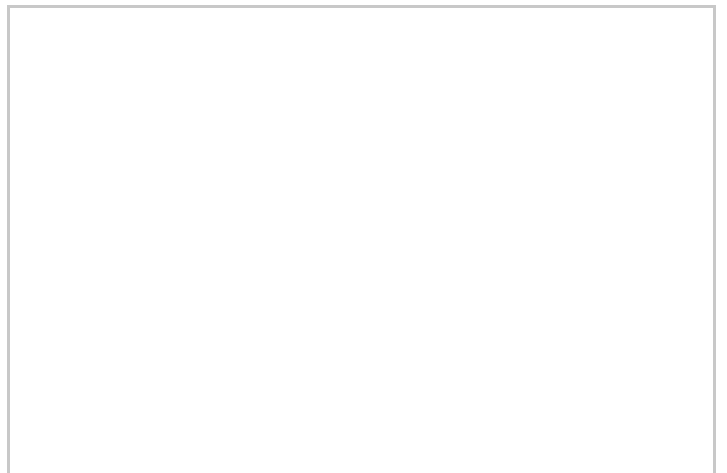
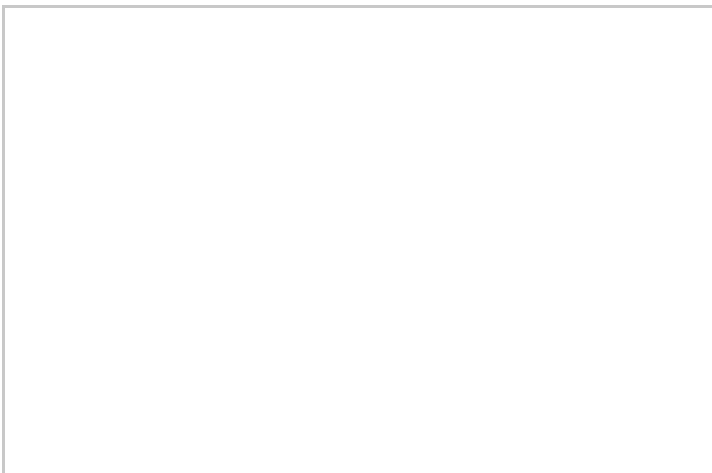
8'0" - 6'0" (2.44 - 1.83)

Bath with shower over, heated towel rail, wash hand basin and w/c.



**FOURTH FLOOR APARTMENT – ONE BEDROOM – LIFT TO ALL FLOORS – BALCONY – IDEAL FOR A FIRST TIME RENTER – FURNISHED – HOLDING DEPOSIT REQUIRED – AVAILABLE IN SEPTEMBER**

This one bedroom, fourth floor apartment is superb for a working professional and for those looking for an easy commute into Leeds city centre. Located near Lovell Park, the close to great amenities, including shops, bars, pubs and transport links to name a few. There is a balcony externally. Internally it briefly comprises; entrance hall, airing cupboard, lounge/dining room leading to kitchen, bedroom, house bathroom and balcony. Energy rating – C



Road Map



Hybrid Map



Terrain Map



Floor Plan

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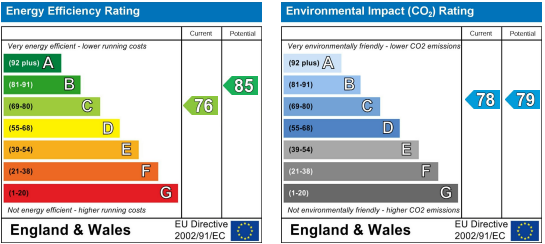
NORTH POINT, NORTH STREET, LEEDS, LS2 7PQ  
TOTAL APPROX. FLOOR AREA 418 SQ.FT. (38.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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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.