



Kenworthy Rise, Adel, LS16 7QW
£900.00 PCM | Energy Rating - D
Call us today on 0113 268 0242

HUNTERS[®]
HERE TO GET *you* THERE

Kenworthy Rise, Adel, Leeds, LS16 7QW

THREE BEDROOMS – SEMI-DETACHED - ADEL - GARDENS FRONT AND REAR - DRIVEWAY – DETACHED GARAGE - AVAILABLE IN NOVEMBER - UNFURNISHED – HOLDING DEPOSIT REQUIRED

Ideal for working tenants is this three bedroom semi-detached property in the heart of Adel. Located close to parks, schools, shops, bars, restaurants and other great amenities, the property is set on a quiet cul-de-sac just off Holt Road. There are gardens to the front and rear of the property, a driveway and a garage to the exterior. Internally the property briefly comprises; entrance hall, lounge, dining room and kitchen on the ground floor. On the first floor there are two double bedrooms, landing, house bathroom and a further smaller bedroom. Energy rating - D



ENTRANCE HALL

4.11m (13' 6") - 1.68m (5' 6")

Under stairs storage and stairs to the upper level.

LOUNGE

3.96m (13' 0") - 3.35m (11' 0")

Gas fire with surround, radiator, window with views to the front garden and opening to the dining room.

DINING ROOM

3.25m (10' 8") - 2.59m (8' 6")

Open access to the lounge, radiator and window with views over the rear garden.

KITCHEN

3.25m (10' 8") - 2.44m (8' 0")

Stainless steel sink with drainer, rear door with access to patio, fan oven, gas hob with extractor over, washing machine fridge freezer, tiled splash back and a range of wall and base units.

LANDING

1.98m (6' 6") - 1.93m (6' 4")

Stairs to lower level.

MASTER BEDROOM

3.96m (13' 0") - 3.07m (10' 1")

Radiator and window with views over the rear garden.

BEDROOM TWO

3.10m (10' 2") - 3.07m (10' 1")

Radiator and window overlooking the rear garden.

BEDROOM THREE

2.74m (9' 0") - 1.93m (6' 4")

Built in wardrobes and radiator.

BATHROOM

2.29m (7' 6") - 1.93m (6' 4")

Bath with shower over, wash hand basin, half tiled walls, radiator and w/c.

FRONT GARDEN

Mainly lawned with bushes forming the boarder.

DRIVEWAY

With hard standing for at least one vehicle.

GARAGE

Up and over door, power and lights.

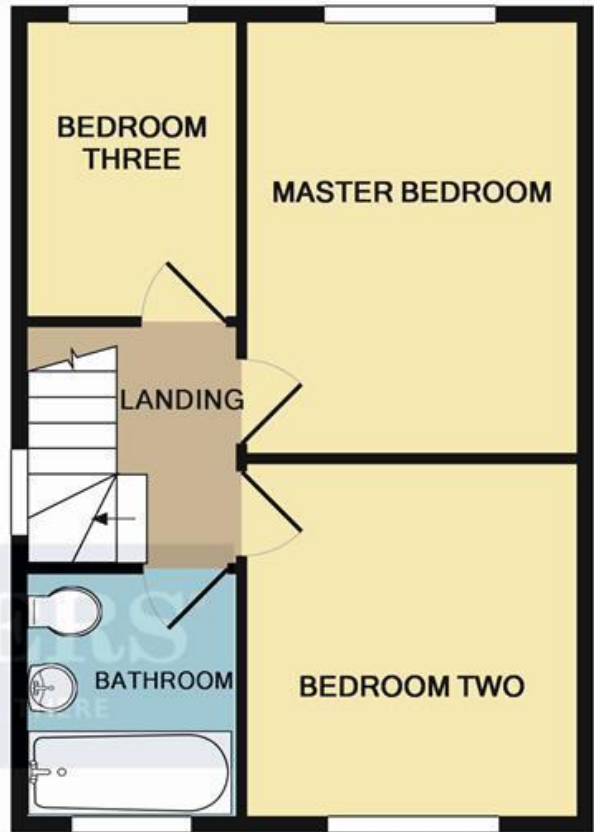
REAR GARDEN

Mainly lawned with patio to the rear of the property.





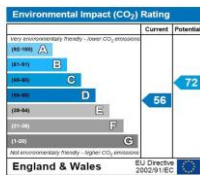
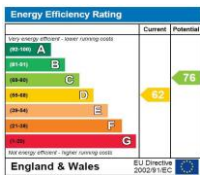
GROUND FLOOR



1ST FLOOR

KENWORTHY RISE, LEEDS, WEST YORKSHIRE, LS16 7QW

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
 Made with Metropix ©2019



DISCLAIMER

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.



SALES / LETTINGS / MANAGEMENT
 Street Lane Leeds, LS8 1AP
 northleeds@hunters.com / 0113 268 0242

HUNTERS[®]
 HERE TO GET *you* THERE