

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Heathfield Walk

, Adel, LS16 7QQ

£1,200 Per Calendar Month

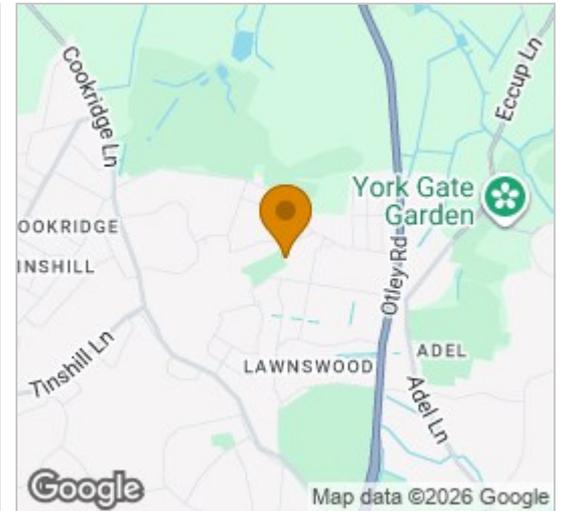
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Council Tax:

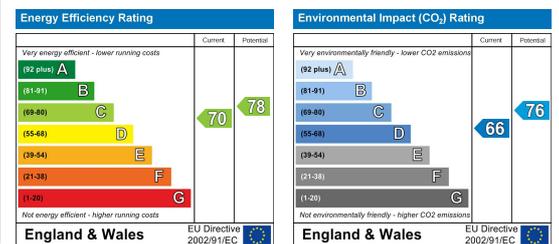
## Floor Plan



## 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.

- THREE BEDROOMS
- EXCELLENT LIVING SPACES
- GARDENS FRONT AND REAR
- DOWNSTAIRS W/C
- AVAILABLE NOW
- SEMI DETACHED PROPERTY
- OPEN PLAN KITCHEN DINING ROOM
- DRIVEWAY
- UNFURNISHED

THREE BEDROOMS – SEMI DETACHED PROPERTY – EXCELLENT LIVING SPACES – OPEN PLAN KITCHEN DINING ROOM – GARDENS FRONT AND REAR – DRIVEWAY – DOWNSTAIRS W/C – UNFURNISHED – AVAILABLE NOW

Available Now is this superb three bedroom semi detached property in Adel. Located on a quiet cul-de-sac, the front of the gardens over looks open fields and walk ways, the house is within easy distance of pubs, transport links, shops, bars, and restaurants among other useful amenities. There are gardens to the front and rear, a driveway and decked area externally. Internally it briefly comprises; entrance hall, conservatory, lounge, kitchen dining room and downstairs w/c on the ground floor. On the first floor there are two double bedrooms, house bathroom, landing and a further smaller bedroom. There is also a loft room accessible by stairs which would be an ideal play room, office or store room. 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.