

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Asket Row

Leeds, LS14 1EN

£1,100 Per Calendar Month



Council Tax: B



# 7 Asket Row

Leeds, LS14 1EN

£1,100 Per Calendar Month



## ENTRANCE HALL

Stairs to upper level, cloak room and radiator.

Parking for one car.

## BEDROOM TWO

15'4" (MAX) - 8'10" (MAX) (4.67 (MAX) - 2.69 (MAX))  
Radiator.

## SHOWER ROOM

7'6" (MAX) - 5'10" (MAX) (2.29 (MAX) - 1.78 (MAX))  
Radiator, feature sanitary ware by Villeroy & Boch;  
tiled corner shower cubicle with glass surround,  
wash hand basin and w/c.

## UTILITY STORE

4'6" - 3'10" (1.37 - 1.17)  
Washing machine.

## LOUNGE KITCHEN DINING ROOM

Radiator and stairs to lower level. Stainless steel sink with mixer tap and drainer, Neff single electric fan oven, Indesit ceramic hob with extractor over, integrated fridge, integrated freezer, tiled with stainless steel splash back and a range of wall and base units.

## MASTER BEDROOM

15'3" (MAX) - 15'3" (MAX) (4.65 (MAX) - 4.65 (MAX))  
Stairs to lower level, radiator and built in wardrobes.

## ENSUITE BATHROOM

6'8" (MAX) - 5'6" (MAX) (2.03 (MAX) - 1.68 (MAX))  
Fully tiled, radiator, feature sanitary ware by Villeroy & Boch; bath with shower over and glass screen, wash hand basin and w/c.

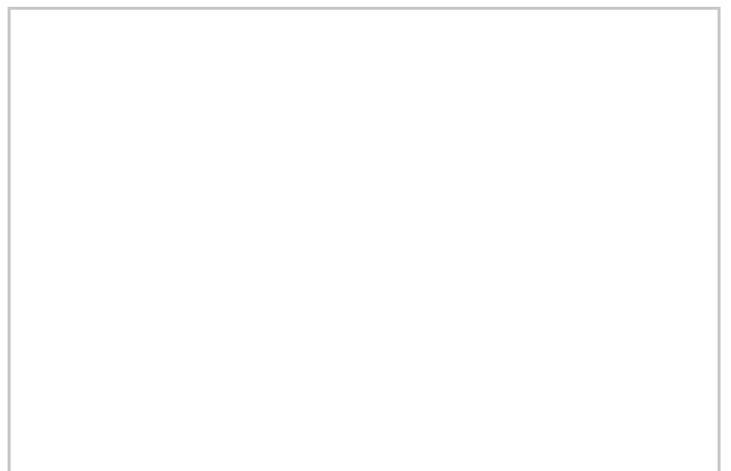
## GARDENS

Mainly grassed with walkway to the front door.

## DRIVEWAY

**IDEAL FIRST HOME – NEW BUILD QUARTER HOUSE – TWO BEDROOMS – TWO BATHROOMS – GARDENS – DRIVEWAY – UNFURNISHED - AVAILABLE IN MAY– EPC RATING B - HOLDING DEPOSIT REQUIRED**

Part of the Strada homes development off Easterly Road, this contemporary home is available in May and is ideal for working tenants. The property layout is over three floors and boosts lots of natural light with the quarter house design. All external doors have a multipoint locking system and inside there are oak veneer internal doors throughout. It briefly consists on the ground floor: entrance hall, cloakroom, shower room and a double bedroom that could be used as a study or separate living space. The staircase opens onto the first floor living area with a stylish kitchen. On the second floor is the master bedroom with en-suite bathroom. There are gardens to two sides and a driveway. Energy rating - B



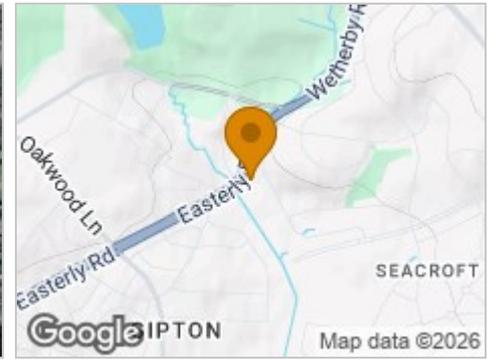
## Road Map



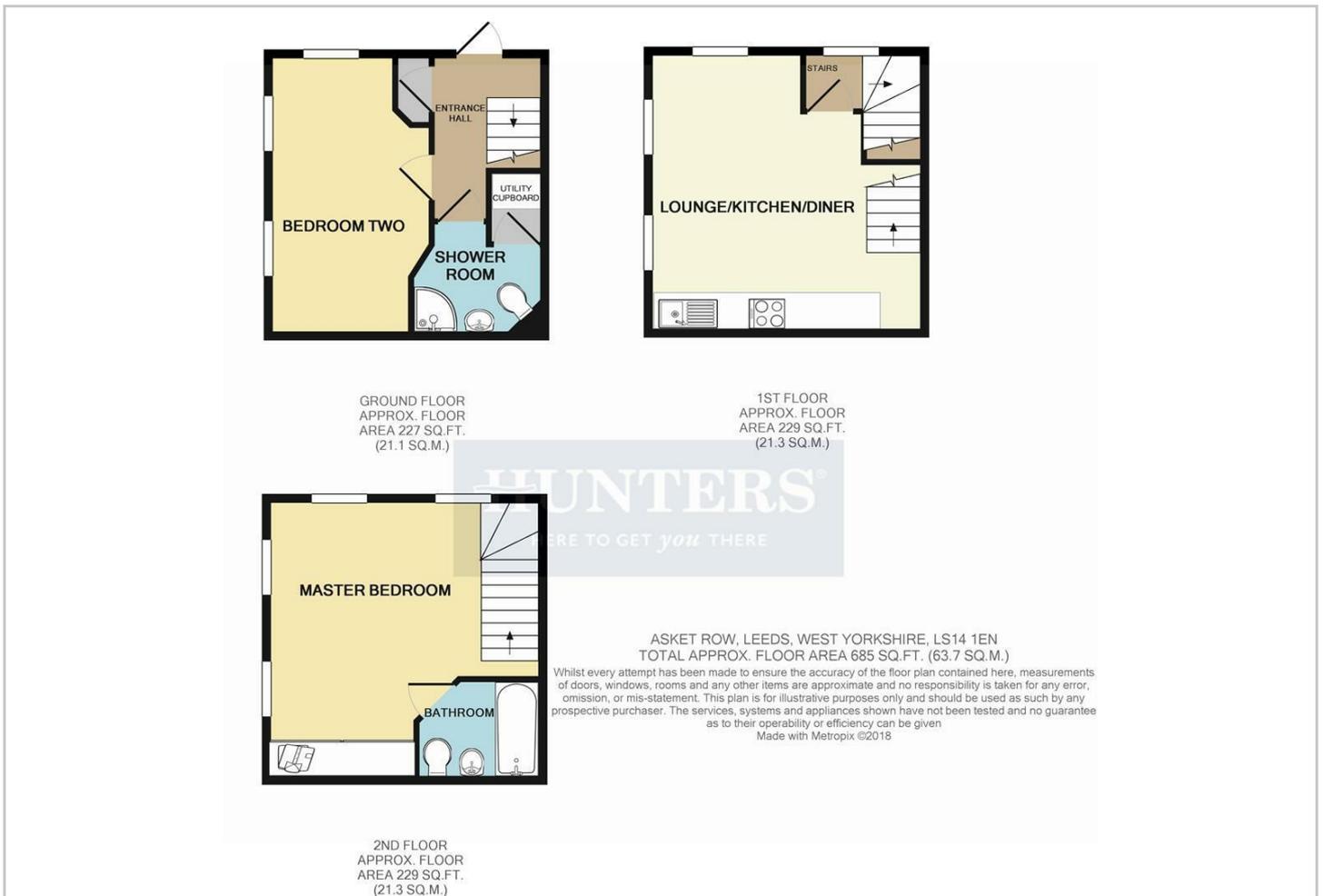
## Hybrid Map



## Terrain Map



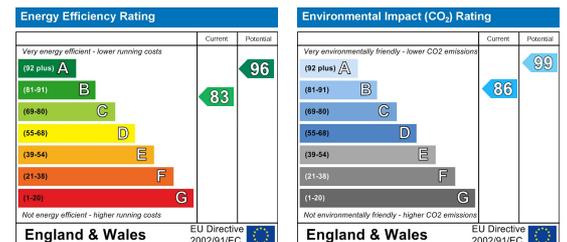
## Floor Plan



## 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.