

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Melbourne Grove

, LS13 3QX

£995 Per Month

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Council Tax:

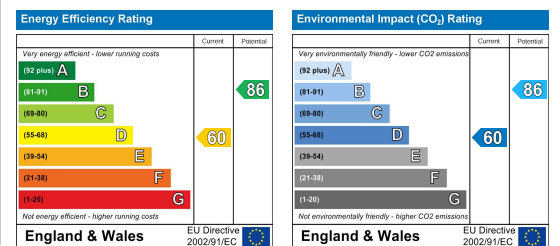
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Hunters Pudsey Lettings Office on 01132576198 if you wish to arrange a viewing appointment for this property or require further information.

- THREE BEDROOMS
- PATIO AREA
- BRAND NEW CARPETS
- GARAGE FOR STORAGE
- REDECORATED THROUGHOUT
- EPC RATING- D



Hunters are PLEASED to present this RECENTLY RENNOVATED three0 bedroom terraced house located in Bramley, Leeds. It is less than half a mile away from BRAMLEY TRAIN STATION, and close to the A657 which is ideal for commuting between Leeds and Bradford. UNFURNISHED. AVAILABLE IMMEDIATELY.

The property comprises of a SPACIOUS living room, which benefits from a BAY WINDOW, separate DINING ROOM with MODERN electric wall mounted fire, fitted KITCHEN with an array of wall and base units, and access to the rear PATIO AREA where the GARAGE for storage is situated.

Upstairs there are TWO DOUBLE BEDROOMS, the single room, perfect for an office space, and the house bathroom with storage cupboard.

The property benefits from being FULLY REDECORATED and has had BRAND NEW CARPETS fitted throughout. ON STREET PARKING.

VIEWING BY APPOINTMENT ONLY ON 3/5/22.

## 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.

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