

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Whincover Road

Leeds, LS12 5JZ

£700 Per Month



Council Tax:



# 80 Whincover Road

Leeds, LS12 5JZ

£700 Per Month



- One bedroom first floor flat
- Well presented throughout
- Spacious living/dining area
- Modern fitted kitchen
- Contemporary bathroom with shower over bath
- Generous double bedroom
- Private balcony
- Communal garden access
- Neutral décor throughout
- Ready to move into

Situated in a convenient and well-connected residential location, this recently refurbished throughout, well presented and deceptively spacious one bedroom first floor flat offers modern, ready to move into accommodation, ideal for single occupants or couples alike.

Internally, the property features a generous living space with ample room for both lounge and dining furniture, creating a versatile and comfortable main living area. The contemporary fitted kitchen is finished with a range of wall and base units, complemented by work surfaces and space for appliances. The double bedroom is well proportioned and enjoys plenty of natural light, whilst the stylish bathroom comprises a modern three-piece suite with shower over bath.

Externally, the property benefits from a private balcony area providing useful outdoor space, along with pleasant open outlooks across the surrounding area. There is also access to a communal garden.

Offering a neutral finish throughout and ready for immediate occupation, this property presents an excellent opportunity for tenants seeking a low maintenance home in a popular and accessible location.

## KITCHEN

8'11" x 8'3" (2.74m x 2.52m)

## LIVING ROOM

15'8" x 10'6" (4.78m x 3.21m)

## BEDROOM

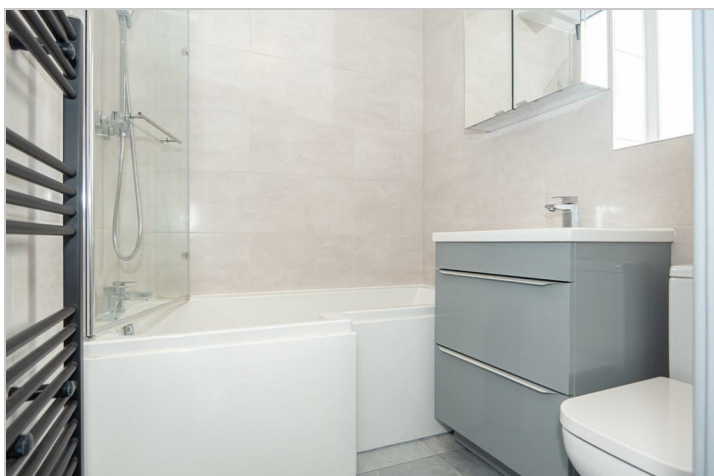
11'3" x 10'6" (3.44m x 3.21m)

## BATHROOM

6'6" x 5'4" (2.00m x 1.64m)

## BALCONY

8'3" x 3'9" (2.52m x 1.15m)



## Road Map



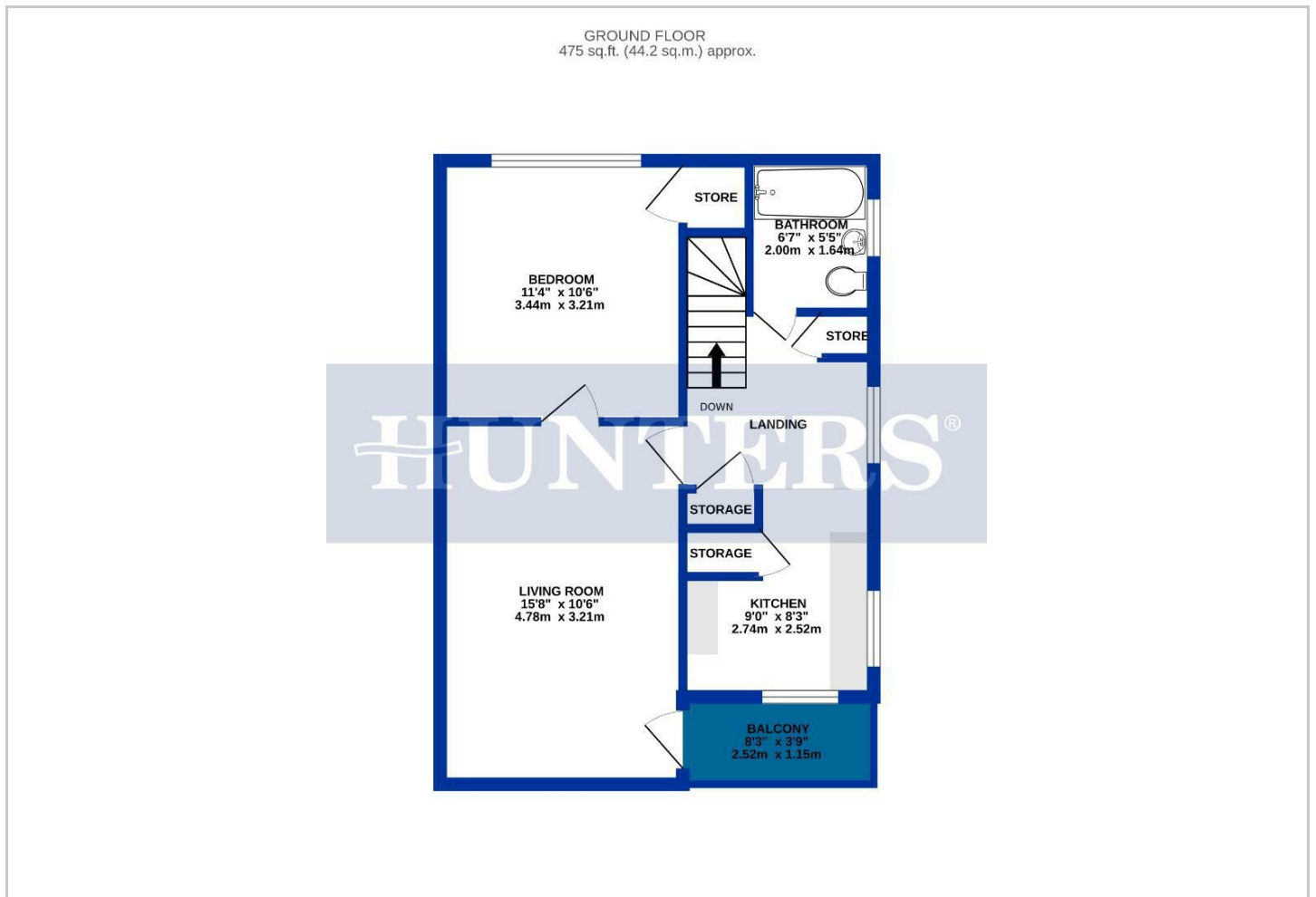
## Hybrid Map



## Terrain Map



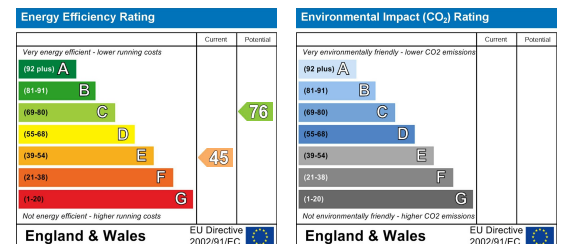
## Floor Plan



## 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.

## 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.