

HUNTERS[®]

HERE TO GET *you* THERE



Laurel Hill Way

Colton, Leeds, LS15 9EW

£975 Per Month



Council Tax: B



50 Laurel Hill Way

Colton, Leeds, LS15 9EW

£975 Per Month



Entrance Hall

16'3" (max) - 7'3" (max) (4.95m (max) - 2.21m (max))
Radiator.

Cloak Room

3'6" (max) - 2'9" (max) (1.07m (max) - 0.84m (max))

Store Room

6'9" (max) - 3'9" (max) (2.06m (max) - 1.14m (max))

Lounge Dining Room

14'6" (max) - 11'6" (max) (4.42m (max) - 3.51m (max))
Radiator, electric fire with surround and double doors to the communal gardens.

Kitchen Breakfast Room

9'3" (max) - 8'0" (max) (2.82m (max) - 2.44m (max))
Stainless steel sink with drainer, washing machine, fridge freezer, gas hob with extractor over, fan oven, breakfast bar, tiled floor, tiled splash back and a range of wall and base units.

Master Bedroom

12'6" (max) - 9'0" (max) (3.81m (max) - 2.74m (max))
Radiator.

Bedroom Two

9'3" (max) - 6'6" (max) (2.82m (max) - 1.98m (max))
Radiator.

Bathroom

6'6" (max) - 6'6" (max) (1.98m (max) - 1.98m (max))
Fully tiled walls and floor, Panel bath with shower over, wash hand basin, heated towel rail and w/c.

Parking

Off street for two vehicles.

Outdoor Store Room

3'6" (max) - 3'0" (max) (1.07m (max) - 0.91m (max))

Communal Gardens

Accessible through double doors from lounge dining room, grassed lawns, flower beds, plants, shrubs and bushes.

SUPERB GARDEN FLAT – GROUND FLOOR – TWO BEDROOMS – ACCESS TO GARDENS THROUGH DOUBLE DOORS – TWO PARKING SPACES – COMMUNAL GARDENS – CUL-DE-SAC IN COLTON – AVAILABLE NOW – UNFURNISHED – HOLDING DEPOSIT REQUIRED

Available now and unfurnished, this two bedroom, ground floor, garden flat has recently been renovated to a great standard. Located in a quiet cul-de-sac in Colton, the property is close to schools, parks, cafes, restaurants, bars and transport links to name just some of the great amenities close by. There are communal gardens accessible by double doors from the lounge dining room, two parking spaces and a store room, externally. Internally, it briefly comprises; entrance hall, store room, cloak room, lounge dining room, kitchen breakfast room, house bathroom and two bedrooms. Energy Rating - C



Road Map



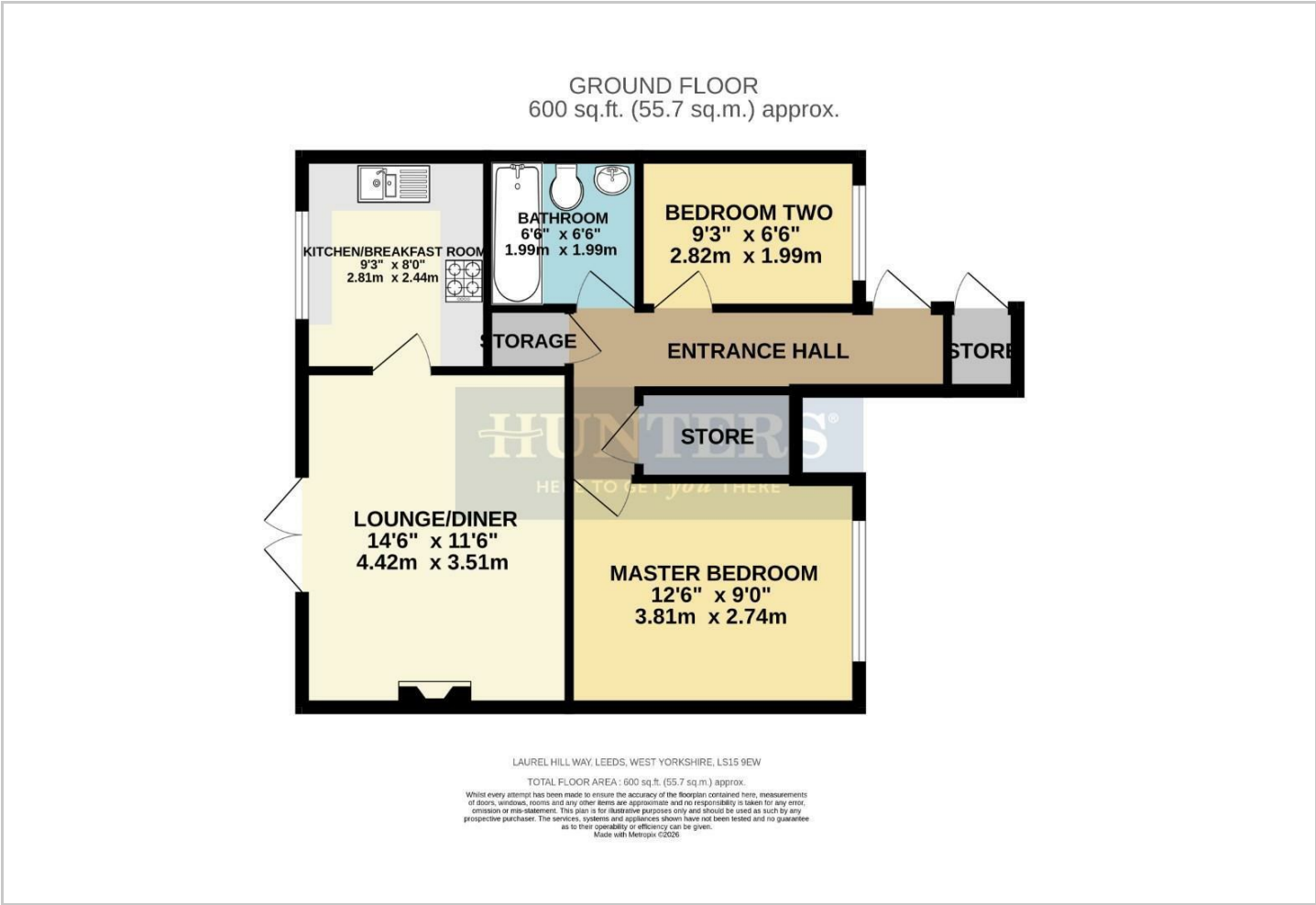
Hybrid Map



Terrain Map



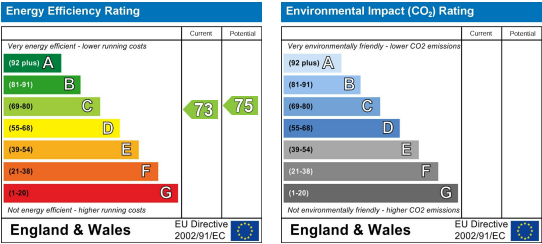
Floor Plan



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.