

HUNTERS[®]

HERE TO GET *you* THERE



Abbeydale Mount

, Kirkstall, LS5 3RA

£1,150

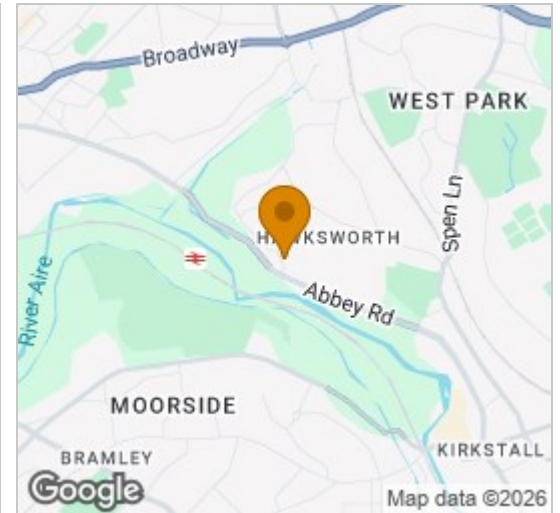


Council Tax:

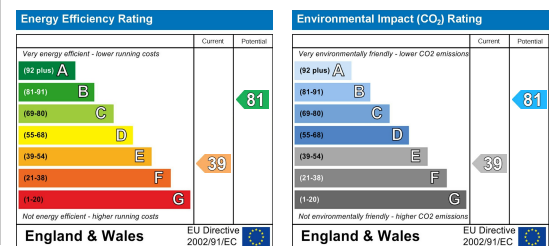
Floor Plan



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.

- DETACHED
- GARDEN TO THE REAR
- KIRKSTALL LOCATION
- COUNCIL TAX BAND C
- THREE BEDROOMS
- OFF STREET PARKING
- EPC RATING E
- EPC RATING E



Hunters are DELIGHTED to offer for rent this THREE BEDROOM DETACHED property situated in a quiet housing development on the outskirts of Leeds. With the two popular areas of Kirkstall and Horsforth being close by, both areas hosting great bars and restaurants, as well as having fantastic commuter access in and out of Leeds. It is also nearby to the new Kirkstall Forge train station.

Downstairs the property comprises of an open plan LIVING DINING ROOM, and a FITTED KITCHEN with wall and base units and access to the rear garden.

Upstairs there is the MAIN BEDROOM with FITTED wardrobe, DOUBLE SECOND BEDROOM, tiled BATHROOM with white 3 piece suite, and the THIRD BEDROOM.

Externally to the rear the garden offers a patio area, and a built up lawn area with flowers and shrubs surrounding. The front garden has a driveway with a gate closing off the rear garden offering PRIVACY, and a small lawned area. OFF STREET PARKING AVAILABLE.

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.