

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Brownberrie Lane

Horsforth, Leeds, LS18 5SD

£1,300 Per Month



Council Tax: C



# 29 Brownberrie Lane

Horsforth, Leeds, LS18 5SD

£1,300 Per Month



## Entrance Hall

10'0" (max) - 6'0" (max) (3.05m (max) - 1.83m (max))

Radiator and stairs to the upper level.

## Store Room

6'0" (max) - 3'0" (max) (1.83m (max) - 0.91m (max))

Housing the boiler.

## Downstairs W/C

6'0" (max) - 3'0" (max) (1.83m (max) - 0.91m (max))

)  
Wash hand basin, radiator and w/c.

## Lounge

15'9" (max) - 12'6" (max) (4.80m (max) - 3.81m (max))

Radiator and fire with surround

## Dining Room

11'9" (max) - 11'0" (max) (3.58m (max) - 3.35m (max))

Radiator and double doors to rear gardens.

## Kitchen

11'9" (max) - 9'9" (max) (3.58m (max) - 2.97m (max))

)  
Stainless steel sink with mixer tap over, dishwasher, gas hob with extractor hood, fan oven, radiator, door to rear garden and a range of wall and floor units.

## Landing

12'0" (max) - 9'6" (max) (3.66m (max) - 2.90m (max))

Stairs to the lower level.

## Airing Cupboard

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

Housing the hot water tank.

## Master Bedroom

14'9" (max) - 9'3" (max) (4.50m (max) - 2.82m (max))

Built in wardrobes and radiator.

## Bedroom Two

12'9" (max) - 9'3" (max) (3.89m (max) - 2.82m (max))

Radiator and built in storage.

## Bedroom Three

10'9" (max) - 9'6" (max) (3.28m (max) - 2.90m (max))

Radiator and built in storage.

## Bathroom

6'6" (max) - 5'9" (max) (1.98m (max) - 1.75m (max))

Fully tiled with wash hand basin, panelled bath with shower over, heated towel rail and w/c.

## Front Garden

Grassed lawns, flower beds, bushes, hedges and a walkway to the front door and to the rear garden.

## Rear Garden

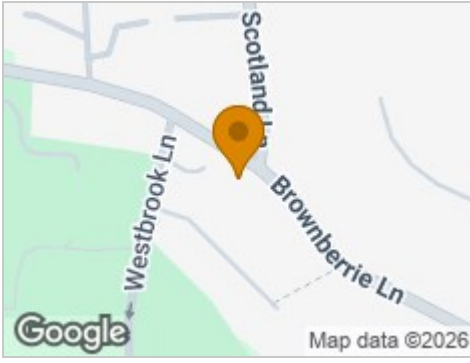
Patio area, grassed lawns, hedges, flower beds, plants, bushes and trees.

**END-TERRACE PROPERTY - THREE BEDROOMS - DOWNSTAIRS W/C - SEPARATE KITCHEN - GARDENS FRONT AND REAR - GARAGE - HORSFORTH - AVAILABLE END OF AUGUST - UNFURNISHED – HOLDING DEPOSIT REQUIRED**

Available end of August. Located in Horsforth the property is close to good and outstanding primary and secondary schools, bars, pubs, cafes, parks and transport links, to name just some of the great amenities close by. There are gardens to the front and rear as well as a garage externally. Internally it briefly comprises; entrance hall, downstairs w/c, under stairs storage, lounge, dining room and kitchen on the ground floor. On the first floor there are three bedrooms, landing and a house bathroom. Energy rating - D



## Road Map



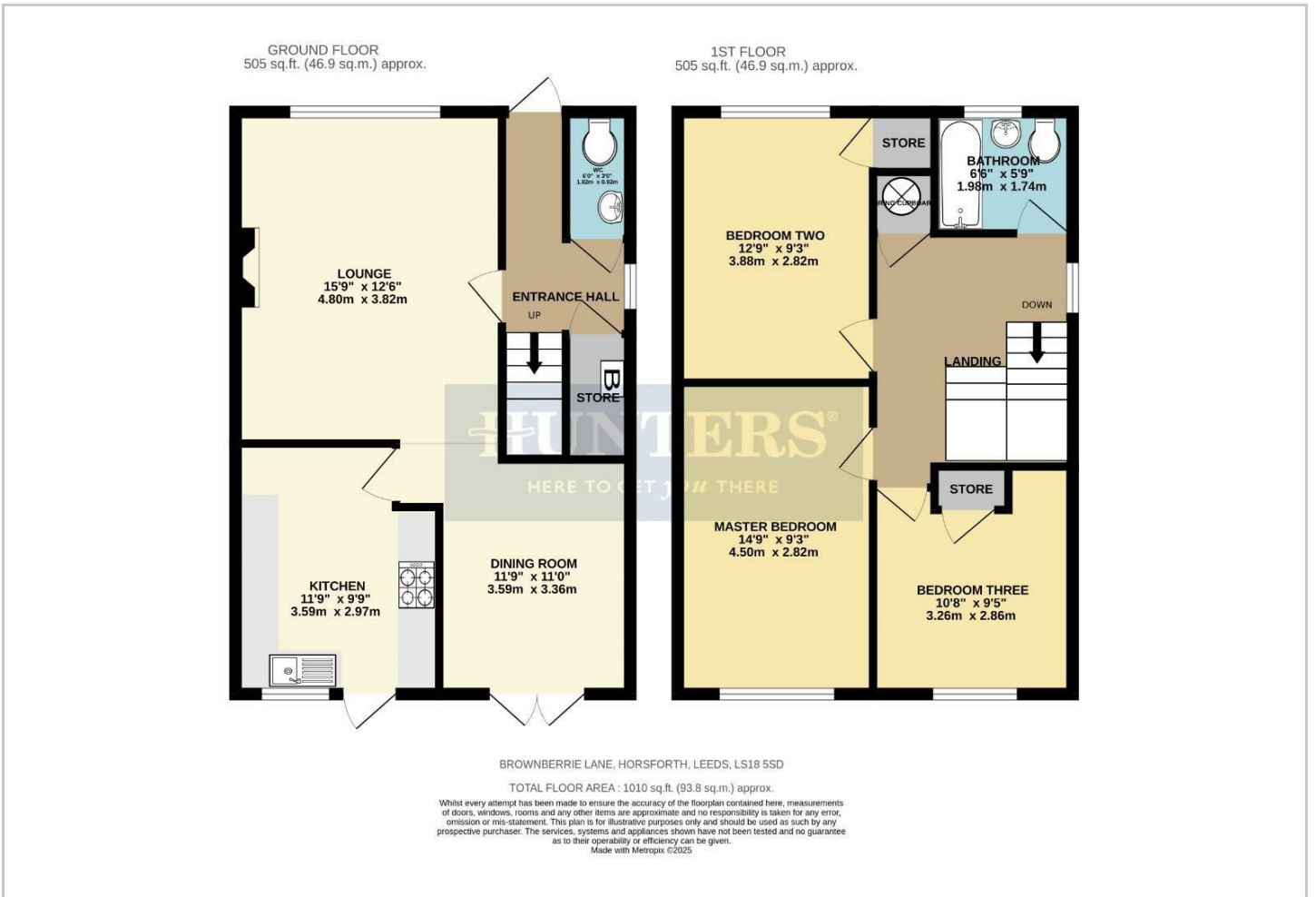
## Hybrid Map



## Terrain Map



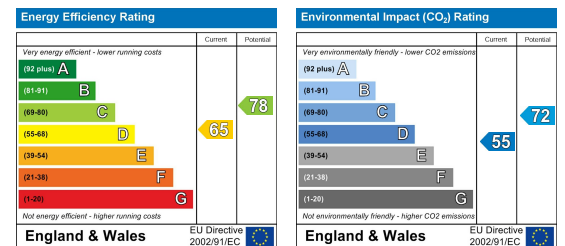
## Floor Plan



## 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.