

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Cornstone Fold

Leeds, LS12 5SX

£1,250 Per Month



Council Tax: C



# 22 Cornstone Fold

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£1,250 Per Month



- Semi-Detached
- Three Bedrooms
- Downstairs W.C
- En-suite Shower Room
- Stunning rear Garden
- Conservatory
- Garage
- Available Now
- EPC C

AVAILABLE IMMEDIATELY is this THREE BEDROOM modern style Semi-detached house that benefits from having a rear CONSERVATORY and downstairs W.C. Situated in this popular residential development which has excellent commuting links to the City and Motorways.

The property is well presented and will surely appeal to a couple or family, with a great rear garden, which has lots of privacy. Comprising: ENTRANCE HALL with a DOWNSTAIRS WC, LIVING ROOM, separate KITCHEN, DINING ROOM and CONSERVATORY. Upstairs there are THREE BEDROOMS and the house BATHROOM. BEDROOM ONE benefits from an EN-SUITE SHOWER ROOM and WALK IN WARDROBE,

Externally to the rear of the property is a stunning GARDEN and across the road, the property has full access to the middle GARAGE.

## Lounge

15'03 x 11'10 (4.65m x 3.61m)

## Kitchen

10'01 x 6 (3.07m x 1.83m)

## Dining Area

10'01 x 8'06 (3.07m x 2.59m)

## Conservatory

11'09 x 9'02 (3.58m x 2.79m)

## Bedroom One

9'05 x 9'03 (2.87m x 2.82m)

## En-suite

5'02 x 5'01 (1.57m x 1.55m)

## Bedroom Two

10'03 x 7'11 (3.12m x 2.41m)

## Bedroom Three

9'03 x 6'08 (2.82m x 2.03m)

## Bathroom

5'07 x 6'06 (1.70m x 1.98m)



## Road Map



## Hybrid Map



## Terrain Map



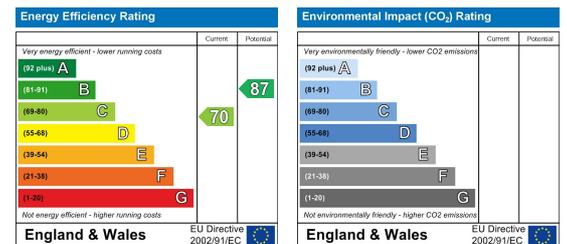
## Floor Plan



## 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.