

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Upland Crescent

Oakwood, LS8 2TB

£1,150 Per Calendar Month



Council Tax: B



# 11A Upland Crescent

Oakwood, LS8 2TB

£1,150 Per Calendar Month



## Entrance Hall

11'0" (max) - 4'3" (max) (3.35m (max) - 1.30m (max))

Stairs to the upper level.

## Lounge

14'3" (max) - 13'0" (max) (4.34m (max) - 3.96m (max))

Bay window and radiator.

## Kitchen Dining Room

14'3" (max) - 11'9" (max) (4.34m (max) - 3.58m (max))

Stainless steel sink with drainer, gas hob with extractor over, fan oven, breakfast bar, radiator, tiled floor, tiled splash back and a range of wall and base units.

## Utility Room

9'7" (max) - 4'3" (max) (2.92m (max) - 1.30m (max))  
Tiled floor, tiled walls, plumbing for washer and dryer, boiler and a range of wall and base units.

## Landing

8'6" (max) - 7'3" (max) (2.59m (max) - 2.21m (max))  
Stairs to the lower level.

## Master Bedroom

14'3" (max) - 13'0" (max) (4.34m (max) - 3.96m (max))

Bay window and radiator.

## Bedroom Two

9'4" (max) - 8'6" (max) (2.84m (max) - 2.59m (max))

Radiator.

## Bedroom Three

9'3" (max) - 6'1" (max) (2.82m (max) - 1.85m (max))

Radiator.

## Bathroom

9'0" (max) - 4'11" (max) (2.74m (max) - 1.50m (max))

Panel bath with shower over, wash hand basin and W/C.

## Front Garden

Grassed lawns, hedges, plants, trees and shrubs.

## Driveway

With parking for at least one vehicle.

## Garage

Up and Over door.

## Rear Garden

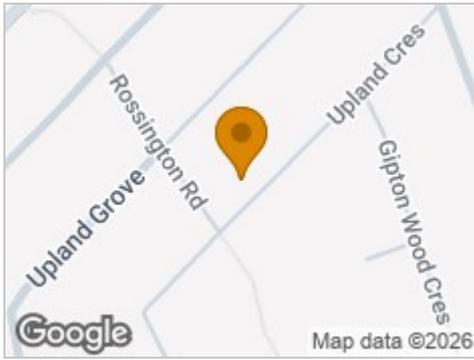
Grassed lawns, patio, paved areas, bushes, shrubs and hedges.

**THREE BEDROOM SEMI-DETACHED HOUSE - DETACHED GARAGE - DRIVEWAY - GARDENS FRONT AND REAR - UTILITY ROOM - KITCHEN/DINING ROOM - OAKWOOD - AVAILABLE NOW**

This three bedroom semi-detached property is located in the Oakwood suburb of Leeds and is ideally located for transport links to schools, shops and other amenities. The property has double glazed windows and gas fired central heating, driveway, detached garage and gardens to the front and rear. The interior briefly consists; entrance hall, kitchen dining room, utility room and lounge on the ground floor. Two double bedrooms, landing, bathroom and further smaller bedroom on the first floor. Energy Rating - E



## Road Map



## Hybrid Map



## Terrain Map



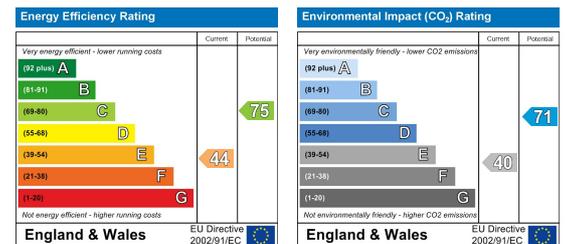
## Floor Plan



## 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.