

HUNTERS®

HERE TO GET *you* THERE



Kingfisher Way

Leeds, West Yorkshire, LS17 8XA

£900 Per Month



Council Tax: B



8 Kingfisher Way

Leeds, West Yorkshire, LS17 8XA

£900 Per Month



Lounge

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

Radiator and stairs to the upper level.

Kitchen Dining Room

14'3" (max) - 10'6" (max) (4.34m (max) - 3.20m (max))

Composite sink with drainer, fan oven, hob with extractor over, dish washer, washing machine, fridge freezer, radiator, door to the rear garden and a range of wall and base units.

Maisonette Level

Bedroom

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

Radiator and stairs to the lower level.

Store Room

2'3" (max) - 1'9" (max) (0.69m (max) - 0.53m (max))

Bathroom

Front Gardens

Paved areas and walkway to the front door, flower beds, plants, trees and shrubs.

Parking

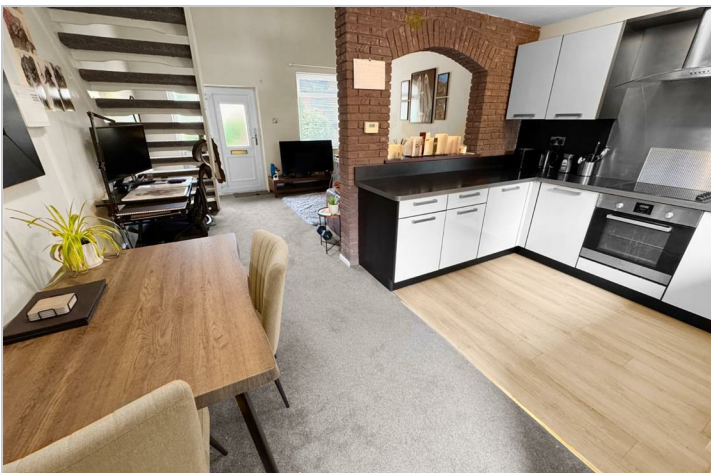
At the rear for two vehicles.

Rear Gardens

Mainly paved areas with fences forming a boundary.

FANTASTIC FIRST TIME HOME – MID TERRACE PROPERTY – ONE BEDROOM – MAISONNETTE STYLE PROPERTY – GARDENS TO THE FRONT AND REAR – PARKING FOR TWO VEHICLES – AVAILABLE IN JULY – UNFURNISHED – HOLDING DEPOSIT REQUIRED

Available in July and unfurnished, this one bedroom maisonette style, mid terrace house, makes a terrific first home. Located on a quiet street just off Shadwell Lane, the property is close to shops, cafes, restaurants, bars, pubs, parks, nature walks and transport links to name just some of the great amenities in the area. There are gardens to the front and rear as well as parking for two vehicles, externally. Internally, it briefly comprises; lounge and kitchen dining room on the ground floor. On the maisonette level, is a bedroom and house bathroom. Energy Rating - C



Road Map



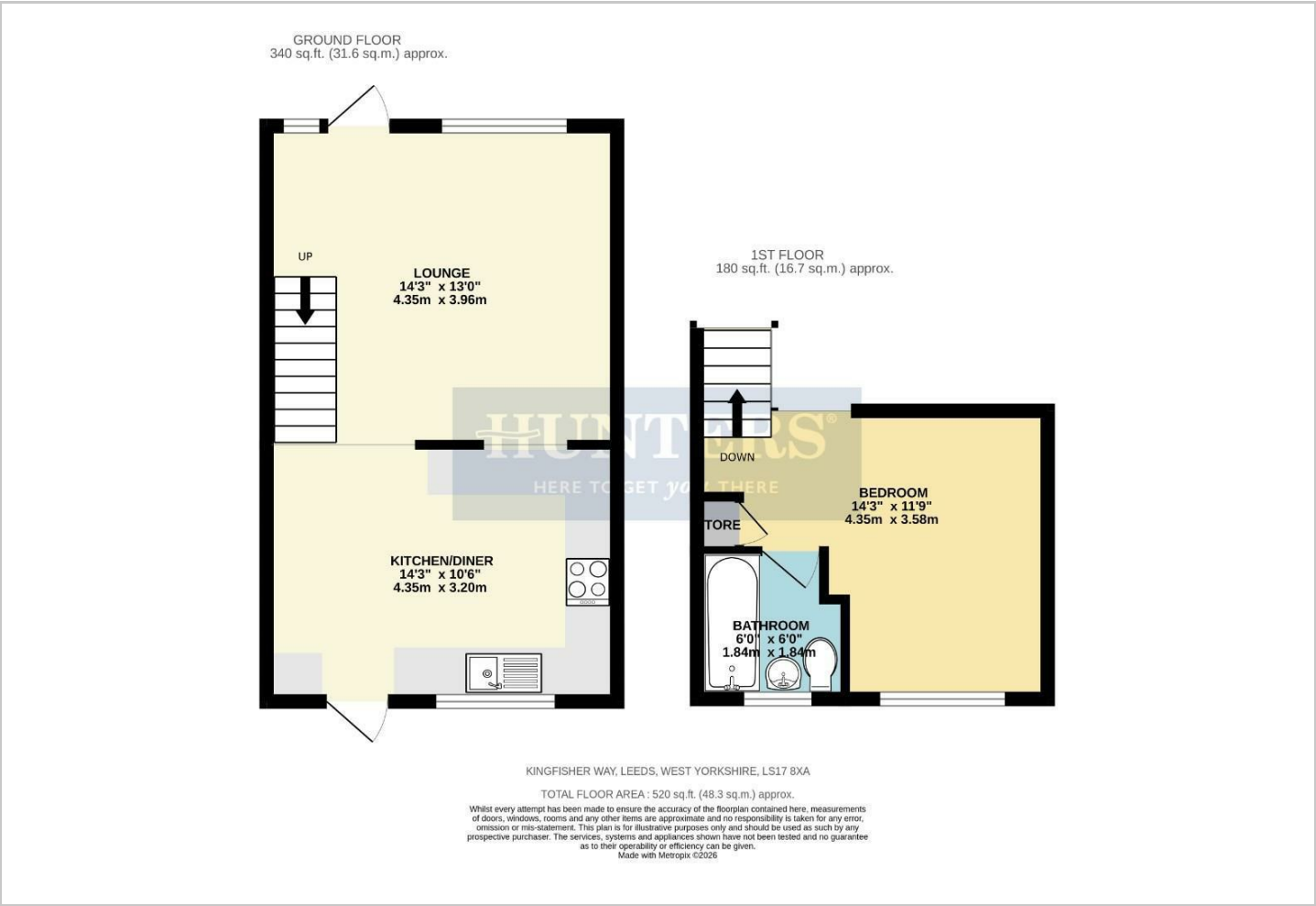
Hybrid Map



Terrain Map



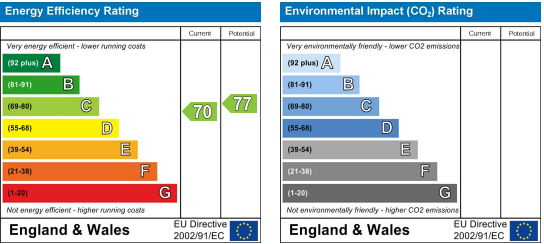
Floor Plan



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.