HUNTERS®

HERE TO GET *you* THERE

# Florence Avenue

Leeds, West Yorkshire, LS9 7AL

£1,000 Per Month

2 1 1 D

Council Tax: A

# 21 Florence Avenue

Leeds, West Yorkshire, LS9 7AL

## £1,000 Per Month

### Lounge Dining Room
16'0" (max) - 12'9" (max) (4.88m (max) - 3.89m (max))
Radiator and bay window.

### Kitchen
10'9" (max) - 5'9" (max) (3.28m (max) - 1.75m (max))
Stainless steel sink with drainer, gas hob with extractor over, fan oven, fridge, washer and a range of wall and base units.

### First Floor Landing
7'0" (max) - 5'6" (max) (2.13m (max) - 1.68m (max))
Stairs to the upper and lower levels.

### Master Bedroom
13'9" (max) - 11'3" (max) (4.19m (max) - 3.43m (max))
Radiator.

### Bathroom
8'3" (max) - 7'0" (max) (2.51m (max) - 2.13m (max))
Shower with glass enclosure, panel bath, wash hand basin, heated towel rail and w/c.

### Second Floor Landing
5'6" (max) - 3'0" (max) (1.68m (max) - 0.91m (max))
Stairs to the lower level.

### Bedroom Two
18'6" (max) - 9'0" (max) (5.64m (max) - 2.74m (max))
Radiator.

### Front Yard
Mainly paved areas with stairs to the front door.

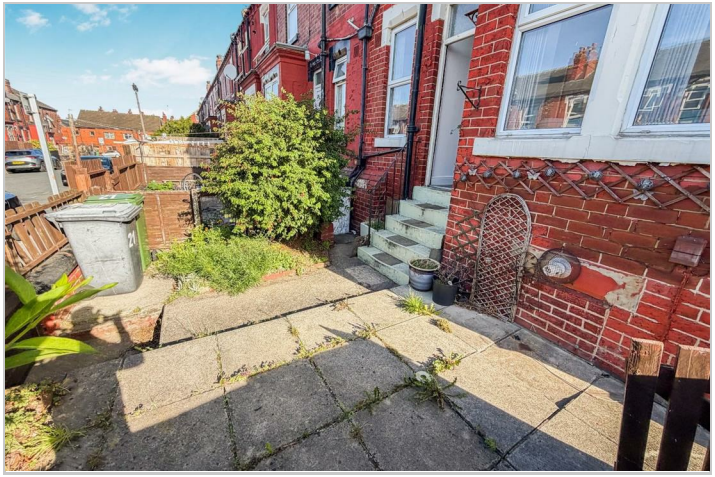
### Driveway
With parking for one vehicle.

### Side Garden
Grassed lawns with plants bushes and shrubs.

Tel: 0113 268 0242

END OF TERRACE HOUSE – TWO DOUBLE BEDROOMS – GARDENS TO THE SIDE – DRIVEWAY – BASEMENT – FOUR PIECE BATHROOM – CUL-DE-SAC – PART FURNISHED – AVAILABLE NOW – HOLDING DEPOSIT REQUIRED

Available now and part furnished, this back to back two bedroom terrace house is an ideal first time home and perfect for growing families. Located on a cul-de-sac in Harehills, the property is well places, for transport links, schools, restaurants, shops, parks and cafes among other great local amenities in the area. There are gardens to the front and side as well as a driveway, externally. Internally, it briefly comprises; lounge dining room and kitchen on the ground floor. On the first floor is a double bedrooms, four piece bathroom and landing. On the top floor is a further double bedroom. There is a basement level with two rooms below. Energy Rating: D

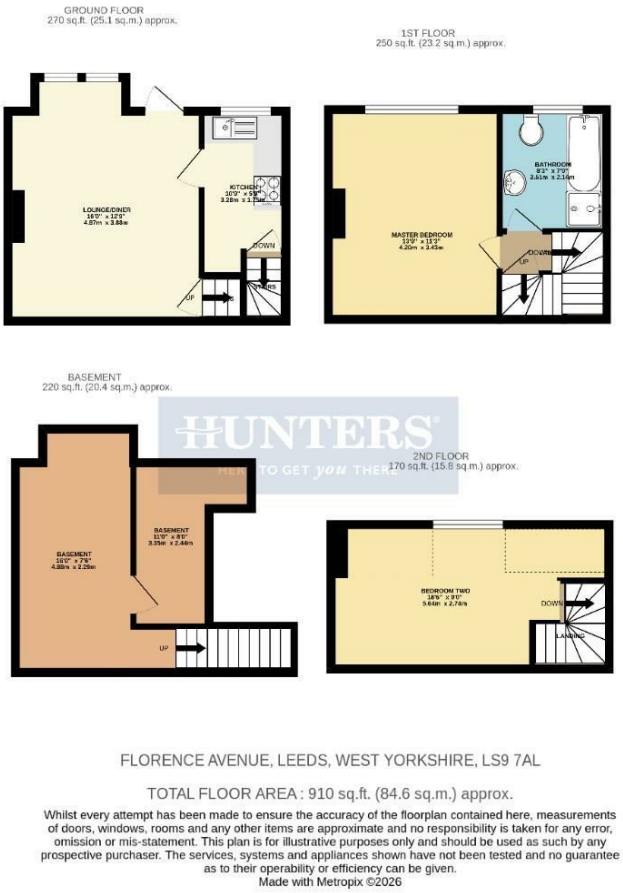


## Road Map

## Hybrid Map

## Terrain Map

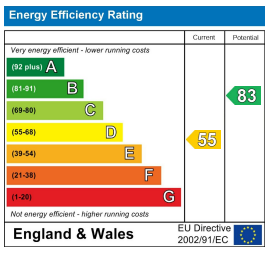
## Floor Plan

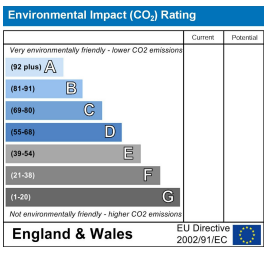



## Viewing

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.

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