

HUNTERS[®]

HERE TO GET *you* THERE



Montagu Court

Oakwood, Leeds, LS8 2TT

£990 Per Month



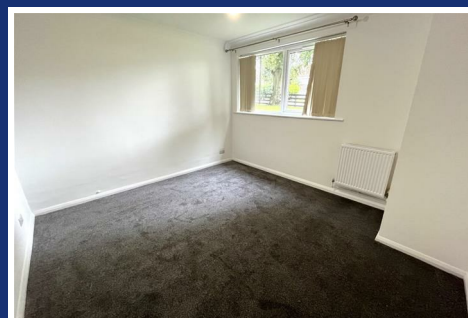
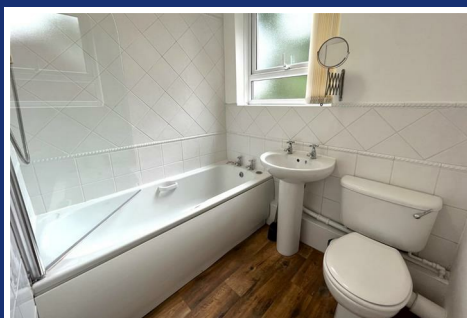
Council Tax: B



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Hallway

15'9" (max) - 4'9" (max) (4.80m (max) - 1.45m (max))

Door entry phone and built in storage.

Store Room

2'10" - 2'3" (0.86m - 0.69m)

Cloakroom

5'0" (max) - 2'0" (max) (1.52m (max) - 6.10m (max))

Lounge Dining Room

21'0" (max) - 15'9" (max) (6.40m (max) - 4.80m (max))

Radiators.

Kitchen

8'6" (max) - 7'3" (max) (2.59m (max) - 2.21m (max))

Fan oven, Hob with extractor over, stainless steel sink with drainer, boiler and a range of wall and base units.

Master Bedroom

12'6" (max) - 10'10" (max) (3.81m (max) - 3.30m (max))

Radiator.

Bedroom Two

10'10" (max) - 8'6" (max) (3.30m (max) - 2.59m (max))

Radiator and built in wardrobe.

Bathroom

6'6" - 6'0" (1.98m - 1.83m)

Half tiled walls, panel bath with shower over, wash hand basin, radiator and w/c.

Communal Gardens

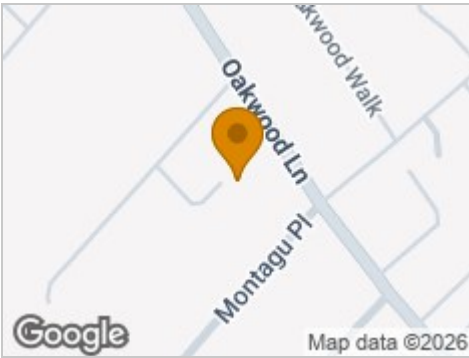
Grassed lawns, flower beds, matures trees, plants and shrubs.

RECENTLY RENOVATED TO A GREAT STANDARD – SUPERB GROUND FLOOR APARTMENT – TWO BEDROOMS – SEPARATE KITCHEN - COMMUNAL GARDENS – OAKWOOD – AVAILABLE NOW – UNFURNISHED - HOLDING DEPOSIT REQUIRED

Available now and unfurnished, this two bedroom ground floor flat has recently undergone a full refurbishment. Located right in the heart of Oakwood, the property is close to schools, shops, cafes, restaurants, bars, pubs and of course Roundhay Park with all it has to offer. There are landscaped communal gardens externally. Internally, it briefly comprises; hallway, lounge dining room, kitchen, two bedrooms and bathroom. Energy Rating – D



Road Map



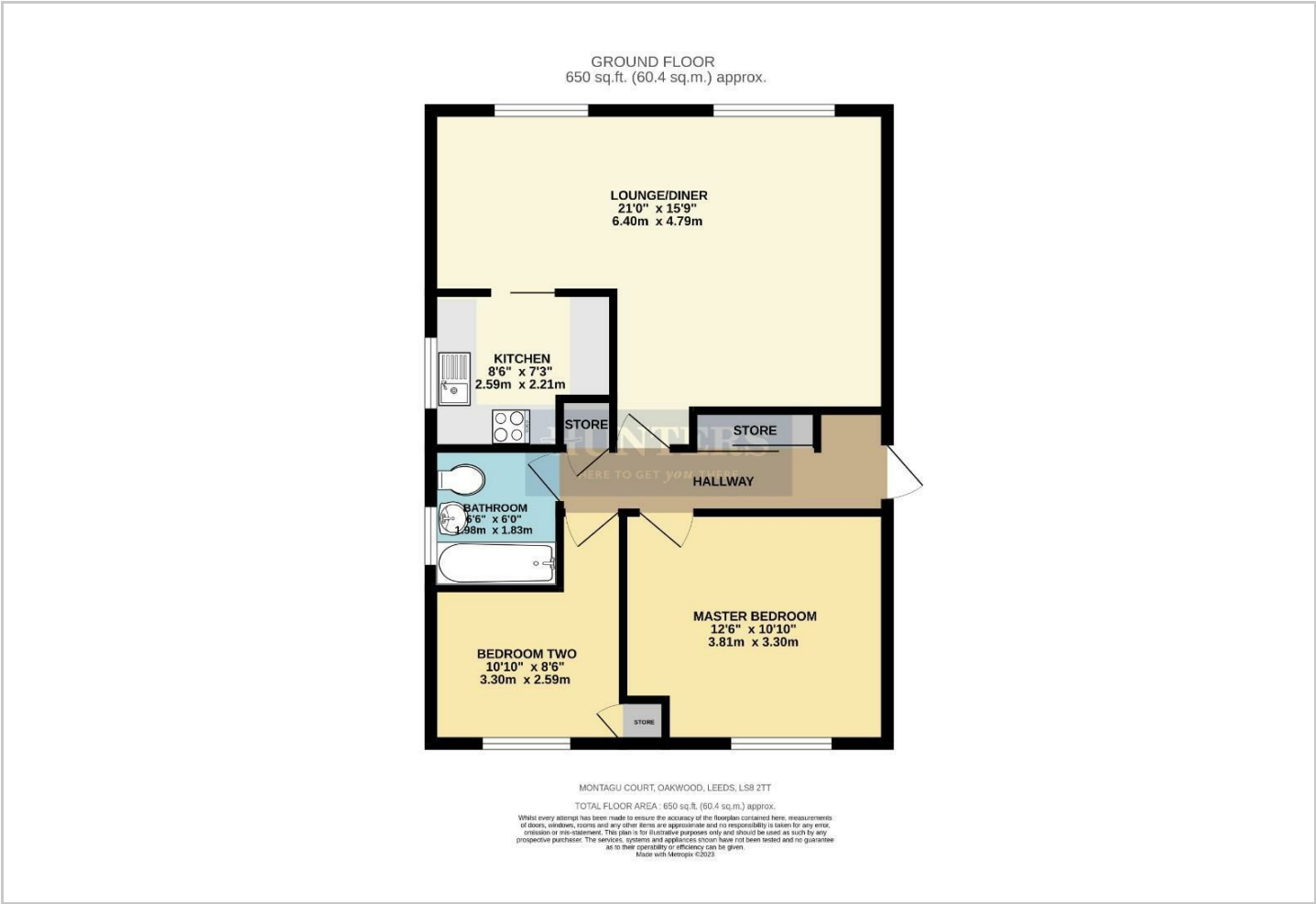
Hybrid Map



Terrain Map



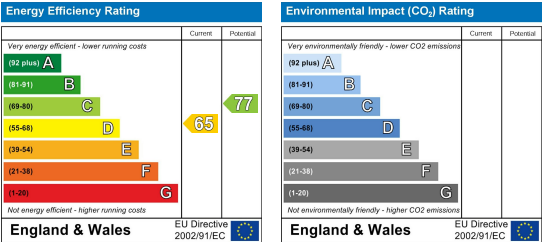
Floor Plan



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.