



## Saxon Grange, Leeds

- FIRST FLOOR TWO DOUBLE BERROOM APARTMENT
- EPC C
- AVAILABLE MID NOV
- PARKING INCLUDED
- UNFURNISHED WITH WHITE GOODS

**£800 Per Calendar Month**

**Tenure:**

**HUNTERS®**  
HERE TO GET *you* THERE

# Saxon Grange, Leeds

## DESCRIPTION

A well presented two bedroom, first floor apartment located in the popular residential village of Sherburn in Elmet. The village offers great pubs, parks and independent restaurants, plus supermarkets and boutique shops. Sherburn in Elmet is also perfectly placed for commuting with easy access to A1/M62 motorway links and nearby cities of Leeds and York.

Here is a fabulous opportunity to rent a spacious two bedroom first floor apartment which has been newly renovated including new carpets and fresh décor. Upon entrance is found the front facing kitchen with fitted cupboards, a 4-ring gas hob with electric oven, a standing fridge freezer and washing machine also. Alongside the kitchen is found the light and airy living room with large double glazed windows to the front completed with long grey curtains.

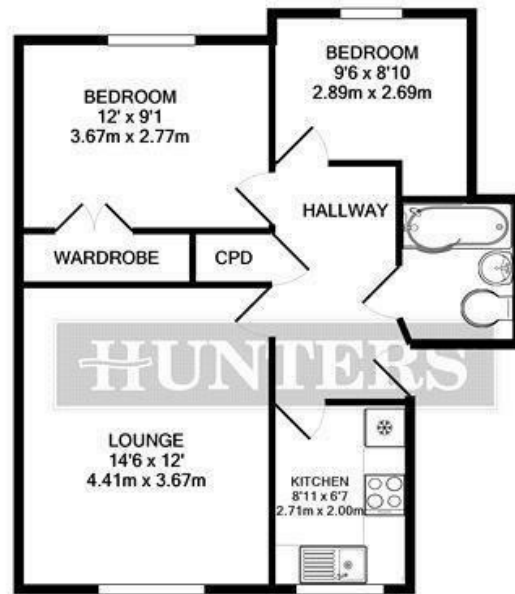
To the rear is located both bedrooms; the main bedroom has an expansive integrated cupboard with hanging and shelving space while the second double also has large white wooden standing cupboards. Both bedrooms benefit from dark venetian blinds. The three-piece bathroom benefits from a shower over bath, tiled walls, mirrors and a wall cabinet.

This apartment includes gas central heating, a security alarm system, intercom for allowing access and a designated parking space to the rear.

EPC RATING C. COUNCIL TAX BAND B.

A BEAUTIFULLY presented TWO DOUBLE BEDROOM, 1ST FLOOR APARTMENT with PARKING. UNFURNISHED





TOTAL APPROX. FLOOR AREA 555 SQ.FT. (51.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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**Viewing**

Please contact our Hunters Wetherby Lettings Office on 01937 588228 if you wish to arrange a viewing appointment for this property or require further information.

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 Tel: 01937 588228 Email:  
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**ENERGY PERFORMANCE CERTIFICATE**

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
	79	79			
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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

