

HUNTERS[®]

HERE TO GET *you* THERE



Heron Grove

Shadwell, LS17 8XF

£950 Per Calendar Month



Council Tax: B



28 Heron Grove

Shadwell, LS17 8XF

£950 Per Calendar Month



Porch

5'6" (max) - 3'0" (max) (1.68m (max) - 0.91m (max))
Boiler and access to shared garden.

Lounge Dining Room

16'4" (max) - 11'6" (max) (4.98m (max) - 3.51m (max))
Radiator and access to kitchen.

Kitchen

9'8" (max) - 8'6" (max) (2.95m (max) - 2.59m (max))
Stainless steel sink with drainer, oven with hob, washer, tiled splash back and a range of wall and floor units.

Landing

Storage cupboard.

Master Bedroom

12'6" (max) - 9'6" (max) (3.81m (max) - 2.90m (max))
Built in storage and radiator.

Bedroom Two

9'6" (max) - 6'10" (max) (2.90m (max) - 2.08m (max))
Radiator.

Bathroom

8'6" (max) - 6'2" (max) (2.59m (max) - 1.88m (max))
Panel bath with shower over, wash hand basin, airing cupboard housing boiler, radiator and w/c.

Gardens

Grassed lawns, patio area, plants, bushes and trees,

GROUND FLOOR GARDEN FLAT – TWO BEDROOMS – SEPARATE KITCHEN – GARDENS TO THE FRONT – IDEAL FOR FIRST TIME RENTERS – CUL-DE-SAC- LOCATION – RECENTLY RENOVATED – UNFURNISHED – AVAILABLE NOW – HOLDING DEPOSIT REQUIRED

Available now and unfurnished, this ground floor, two bedroom garden flat is ideal for first time renters having recently been renovated. Located on a quiet cul-de-sac, just off Shadwell Lane, the property is close to schools, shops, nature walks, cafes, pubs and transport links to name just some of the great amenities close by. There are gardens accessible from the front door and ample parking off street, externally. Internally, it briefly comprises; porch, lounge dining room, kitchen, two bedrooms, landing, store room and house bathroom. Energy rating - D



Road Map



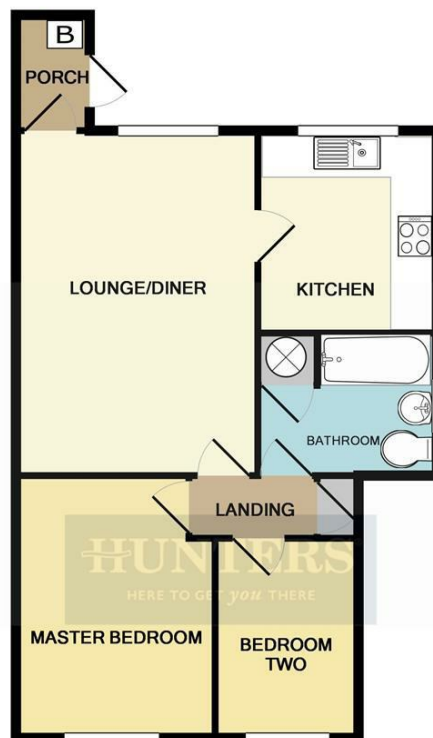
Hybrid Map



Terrain Map



Floor Plan



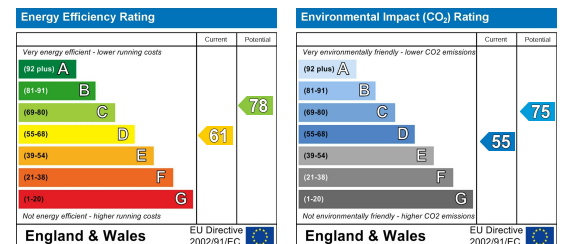
HERON GROVE, SHADWELL, LEEDS, LS17 8XF
TOTAL APPROX. FLOOR AREA 51.3 SQ.M. (553 SQ.FT.)

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 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.