

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Oakwood Court

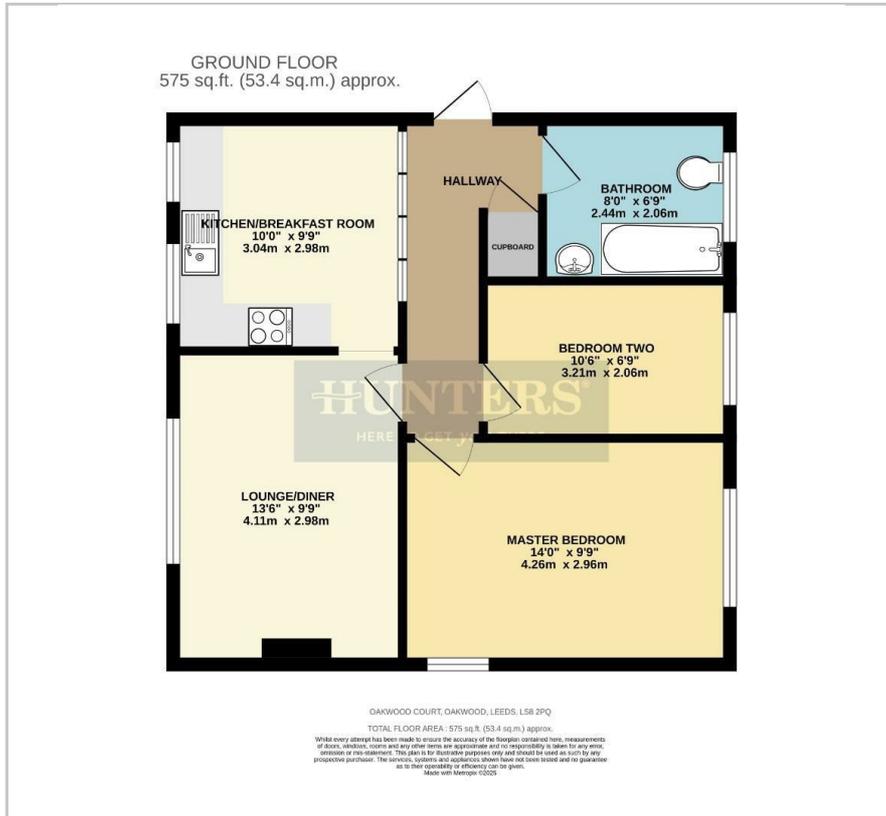
Oakwood, Leeds, LS8 2PQ

£900 Per Month



Council Tax: A

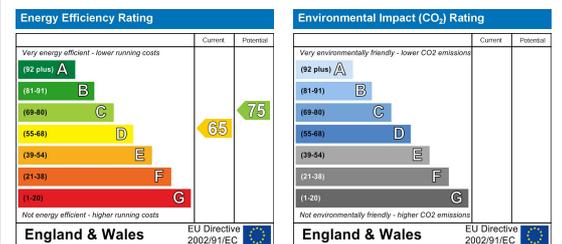
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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.

- GROUND FLOOR FLAT
- LOUNGE DINING ROOM
- COMMUNAL GARDENS
- OAKWOOD
- UNFURNISHED
- TWO BEDROOMS
- KITCHEN BREAKFAST ROOM
- OFF STREET PARKING
- AVAILABLE NOW
- HOLDING DEPOSIT REQUIRED

GROUND FLOOR FLAT – TWO BEDROOMS – LOUNGE DINING ROOM - KITCHEN BREAKFAST ROOM – COMMUNAL GARDENS – OFF STREET PARKING – OAKWOOD – AVAILABLE NOW – UNFURNISHED – HOLDING DEPOSIT REQUIRED

Available now and unfurnished, this ground floor, two bedroom flat is a great opportunity anyone looking for a first home. Located in a purpose built development on a quiet cul-de-sac in the heart of Oakwood, the property is close to cafes, bars, restaurants, transport links, shops and of course Roundhay Park with all it has to offer. There are well appointed communal gardens and off road parking externally. Internally it briefly comprises; hallway, store room, lounge dining room, kitchen breakfast room, two bedrooms and bathroom. Energy Rating - D



## MATERIAL INFORMATION

**Tenure:**  
**Lease Years Remaining:**  
**Annual Ground Rent:**  
**Review Period:**  
**Review Increase:**  
**Service Charge:**  
**Shared Ownership:**  
**Ownership Share:**

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.