HUNTERS®

HERE TO GET *you* THERE



Elm Drive

Leeds, LS14 6FQ

£1,600 Per Calendar Month

4 2 2 C

Council Tax: D





27 Elm Drive

Leeds, LS14 6FQ

£1,600 Per Calendar Month





Entrance Hall
14'6" (max) - 6'6" (max) (4.42m (max) - 1.98m (max))
Radiator and stairs to the upper level.

Downstairs W/C
6'0" (max) - 3'0" (max) (1.83m (max) - 0.91m (max))
Wash hand basin, radiator and w/c.

Lounge
16'0" (max) - 11'6" (max) (4.88m (max) - 3.51m (max))
Radiators and double door tot he rear garden.

Dining Room
10'9" (max) - 8'6" (max) (3.28m (max) - 2.59m (max))
Radiator.

Kitchen Breakfast Room
15'6" (max) - 8'6" (max) (4.72m (max) - 2.59m (max))
Stainless steel sink with drainer, gas hob with extractor over, fan oven, fridge freezer, washing machine, door to the side and a range of wall and base units.

Landing
13'6" (max) - 11'6" (max) (4.11m (max) - 3.51m (max))
Radiator and stairs to the lower level.

Airing Cupboard
3'0" (max) - 3'0" (max) (0.91m (max) - 0.91m (max))
Housing hot water tank.

Master Bedroom
12'1" (max) - 12'0" (max (3.68m (max) - 3.66m (max)
Radiator and built in wardrobes.

Ensuite
6'10" (max) - 6'0" (max) (2.08m (max) - 1.83m (max))
Tiled shower cubicle with glass enclosure, radiator, wash hand basin and w/c.

Bedroom Two
14'0" (max) - 8'6" (max) (4.27m (max) - 2.59m (max))
Radiator and built in wardrobes.

Bedroom Three
10'9" (max) - 9'2" (max) (3.28m (max) - 2.79m (max))
Radiator and built in wardrobes.

Bedroom Four
10'7" (max) - 9'2" (max) (3.23m (max) - 2.79m (max))
Radiator and built in wardrobes.

House Bathroom
8'0" (max) - 6'0" (max) (2.44m (max) - 1.83m (max))
Panel bath with shower over, wash hand basin, radiator and w/c.

Front Gardens
Grassed lawns with hedges and a walkway to the rear garden.

Driveway
With parking for at least two vehicles.

Attached Garage
16'0" (max) - 9'6" (max) (4.88m (max) - 2.90m (max))
Up and over door, power and lights.

Rear Gardens
Grassed lawns with patio to the rear and a fence providing a border.

Tel: 0113 268 0242

DETACHED FAMILY HOME – FOUR BEDROOMS – TWO BATHROOMS – DOWNSTAIRS W/C – ATTACHED GARAGE – DRIVEWAY – GARDENS TO THE FRONT AND REAR – UNFURNISHED – AVAILABLE END OF JAN – HOLDING DEPOSIT REQUIRED

Available end of January and unfurnished, is this superb detached four bedroom, two bathroom family home. Located just off York Road the property is ideally situated for transport links to Leeds City Centre and the motorway networks as well as shops, schools, restaurants, bars and parks to name just some of the great amenities in the area. There are gardens to the front and rear, driveway and attached garage externally. Internally it briefly comprises; entrance hall, downstairs w/c, dining room, lounge and kitchen breakfast room on the ground floor. On the first floor, is an ensuite master bedroom, three further bedrooms, landing and house bathroom. Energy Rating - C

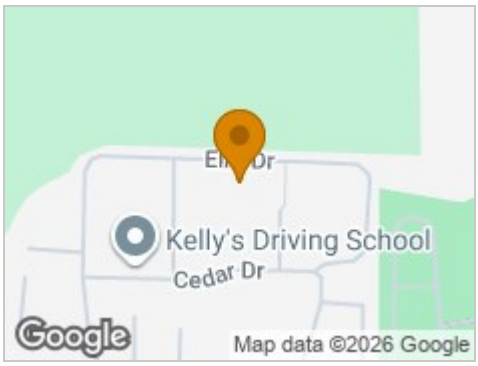




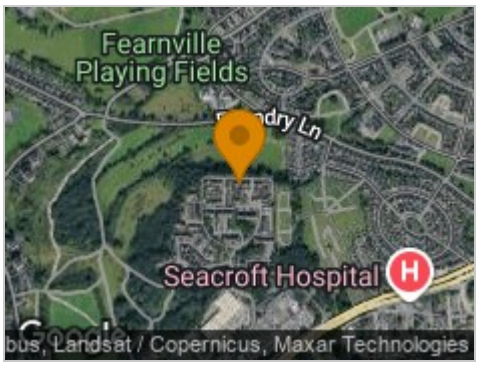




Road Map



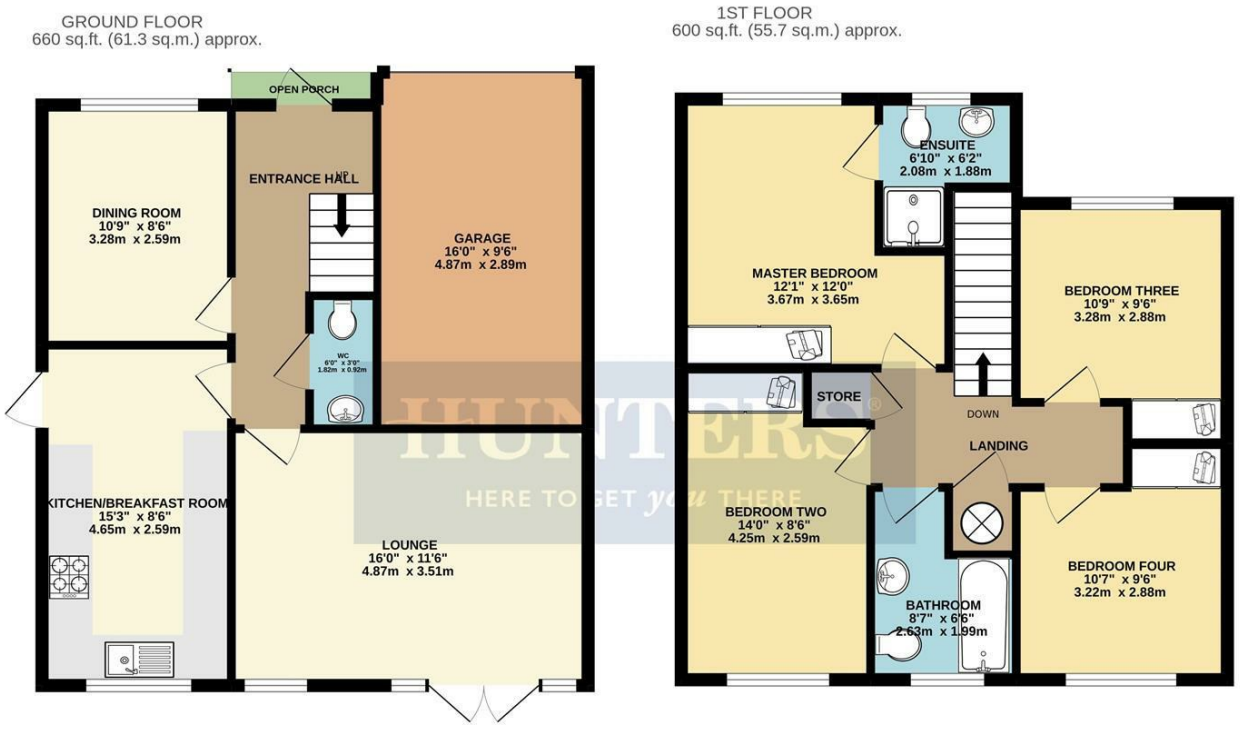
Hybrid Map



Terrain Map



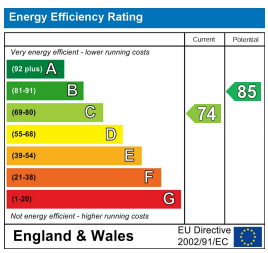
Floor Plan

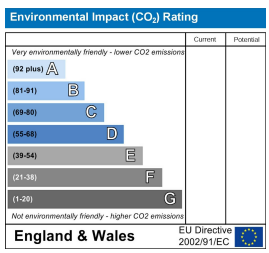


Viewing

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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