Hessle Avenue
Hyde Park, LEEDS, LS6 1EF
£1,170.00 pcm

diamond PROPERTIES

- **ULTRA MODERN REFURBISHED HOUSE**
- **3 BEDROOMS**
- **2 BATHROOMS**
- **OPEN PLAN KITCHEN/LOUNGE**
- **£90 PPPW**
- **AVAILABLE 01.07.2019**

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£1,170.00 pcm

£90PPPW - 3 BEDROOMS - AVAILABLE 01.07.2019
Diamond Properties are pleased to offer, this three bedroom large student property in the centre of Hyde Park, just a few minutes walk from local shops and the University Campus. Renovated completely throughout. Having large lounge/dining room, modern kitchen, two large double bedrooms and one smaller double, plus two new bathrooms!
This property really should be seen as we think it is one of the nicest student properties around.
This one will go quick!

Ground Floor

Kitchen

A stunning kitchen with LIME green and walnut units, complimented with dark wood flooring. This is an open plan design attached to the lounge area.

Lounge (Reception)

17'8" x 12'1" (max) (5.43m x 3.71m)
The lounge has dark wooden floors and lovely large comfy settees. There is also a dining table and chairs, so no more trying to balance your plate on your laps whilst you eat.

First Floor

Bedroom

Bedroom: 12'1" x 15'5"
Large double bedroom with double glazed window overlooking hessle avenue, central

Second Floor

Bedroom

Bedroom: 13'7" x 12'2"
With double glazed window overlooking hessle avenue, central heating radiator and centre light point.

Bedroom

Bedroom: 9'7" x 8'3"
With velux window, central heating radiator and centre light point

Exterior

Garden

Small walled and gated garden area to the front

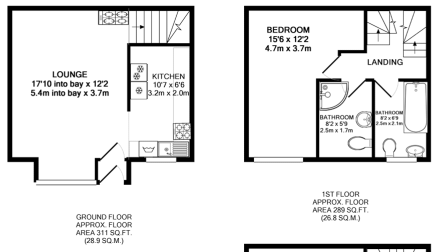
heating radiator and centre light point

Bathroom

Luxury bathroom comprising of a 3 piece white suite.

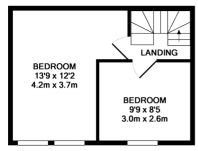
Bathroom

A luxury shower room comprising of a large shower cubicle white sink and toilet.



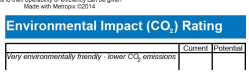
GROUND FLOOR
APPROX. FLOOR
AREA 311 SQ.FT.
(28.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 289 SQ.FT.
(26.8 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 257 SQ.FT.
(23.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 856 SQ.FT. (79.5 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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