



NORTHWOOD FALLS, WOODLESFORD, LS26
£995 per month*

Carter Jonas

NORTHWOOD FALLS, WOODLESFORD, LS26

A three bedroom semi detached property situated in Woodlesford

Accommodation comprising entrance hall, sitting room, kitchen/diner, conservatory, three bedrooms and separate family bathroom.

Externally there is a rear garden, garage and driveway

Available mid July for a 12 month tenancy unfurnished.

Council Tax Band C/EPC - D

Holding deposit = 1 weeks rent of £229

Deposit is 5 weeks rent (£995 pcm = £1148 deposit)

- Council Tax Band = C
- Deposit Required = £1,148.08
- Sitting Room
- Kitchen/Diner
- Conservatory
- Three Bedrooms
- Bathroom
- Garden
- Garage, Driveway
- Unfurnished
- EPC = D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Oxford Lettings 01865 511444

oxford@carterjonas.co.uk

Mayfield House, 256 Banbury Road, Oxford, Oxfordshire, OX2 7DE



A member of

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas have been provided with a floorplan by a third party, we can not guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included, these are confirmed in a separate inventory. If you require further information please contact us.

*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.