



**THE LOCKS, WOODLESFORD, LS26**

£1,250 per month\*

**Carter Jonas**

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# THE LOCKS, WOODLESFORD, LEEDS, WEST YORKSHIRE, LS26 8PU

A three bedroom detached property situated within the Village of Woodlesford, near Leeds.

- Unfurnished
- Reception Room
- Kitchen
- Three Bedrooms
- Two Bathrooms
- Garden
- Parking

## THE PROPERTY

Accommodation comprises entrance hall, downstairs cloakroom, sitting room and kitchen/diner. To the first floor are three bedrooms, one with ensuite shower room and separate family bathroom.

Externally there are front and rear gardens and off road parking.

Available Mid June for twelve month tenancy unfurnished.

EPC C. Council Tax Band D - Please see Leeds City Council for current costs.

Mains water, electricity, gas and drainage are connected to the property. Gas Central Heating.

Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

Flood Risk Low

At a rent of £1,250 per calendar month

Holding deposit of 1 week's rent £288

Security deposit of 5 weeks rent £1442



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## **ADDITIONAL INFORMATION**

Offers Available for an initial 12 month term

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Viewing Strictly by appointment

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Local Council Tax Band D  
Authority

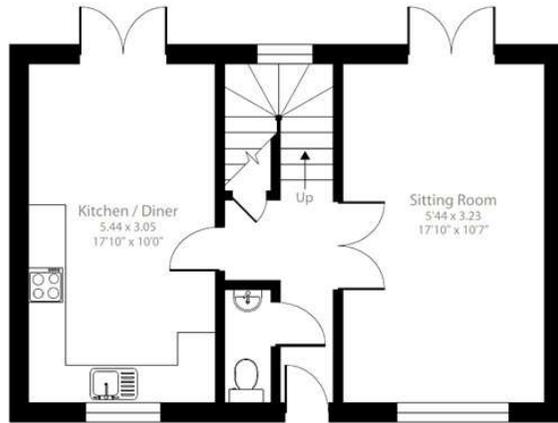
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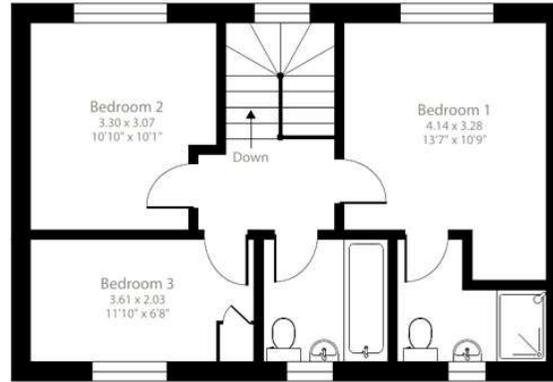
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Approximate Area = 996 sq ft / 92.5 sq m

For identification only - Not to scale



Ground Floor



First Floor



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Carter Jonas. REF: 1106968

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Classification L2 - Business Data

## IMPORTANT INFORMATION

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