



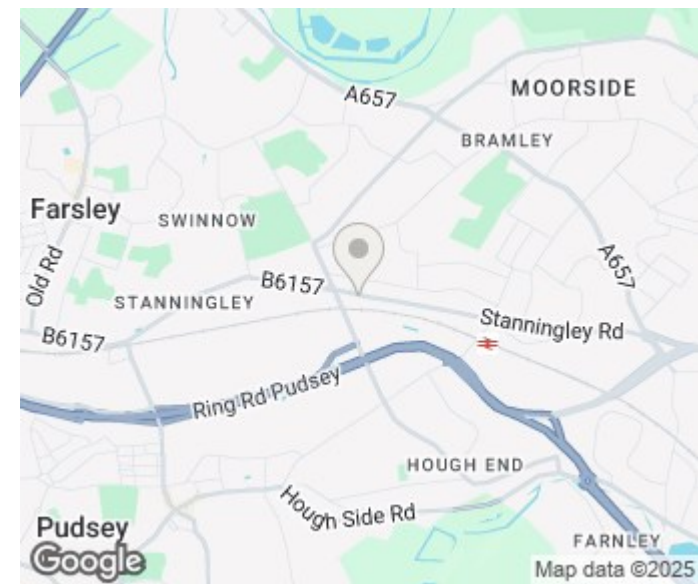
462 STANNINGLEY ROAD

LEEDS, LS13 3HZ

£1,095 PCM

***** WELL PRESENTED THREE BEDROOM TOWN HOUSE - OPEN PLAN LIVING AREA - SOME INTEGRATED APPLIANCES - ENCLOSED GARDEN & ON STREET PARKING - AVAILABLE NOW ***** This property has gas central heating and PVCu double glazing and comprises: entrance vestibule, open plan living and kitchen area, landing, three bedrooms, bathroom. To the outside, there is an enclosed patio garden to the front with on street parking to the rear. The property is ideally located close to all amenities and has excellent public transport links to Leeds City Centre being on a main bus route & with Bramley Station within walking distance. Ideally suiting a small family, viewing is recommended. Deposit - £1260.

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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