



# HODSONS



PCM

**£1,100 PCM**

**Martingale Drive**

Leeds, LS10 4TB



## PROPERTY SUMMARY

We are delighted to present this THREE BEDROOM semi-detached property, situated in a sought-after residential area. This modern home offers a bright and welcoming living space, perfect for families, couples, or professionals looking for a comfortable and convenient place to call home.

The ground floor begins with an inviting entrance hall that leads to a spacious lounge. The heart of the home is the contemporary kitchen diner which flows seamlessly into the conservatory, which benefits from underfloor heating, creating a warm and versatile additional living area.

Upstairs, the property boasts three well-appointed bedrooms. Two of these are generous doubles, offering plenty of space for wardrobes and furnishings, while the third is a good-sized single, perfect as a child's room, home office, or guest room. The house bathroom is modern and tastefully finished, featuring a clean and practical layout with a shower over the bath.

Externally, the property includes a fully enclosed rear garden, providing a private and secure outdoor space for children to play or for hosting summer barbecues. The garden's manageable size ensures it's easy to maintain while still offering plenty of room to enjoy. To the front, private off-street parking is available, ensuring convenience for residents.

Located in a popular residential area, this home benefits from proximity to local amenities, schools, and excellent transport links. The combination of modern updates and thoughtful features makes this property a must-see.

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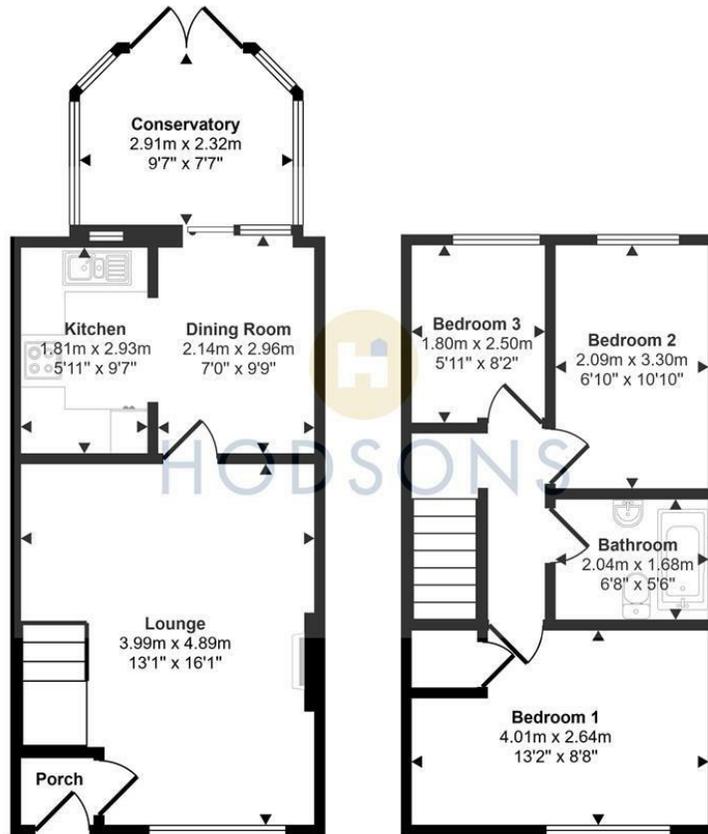


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Approx Gross Internal Area  
71 sq m / 766 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**LOCAL AUTHORITY**

Leeds City Council

**TENURE**

**COUNCIL TAX BAND**

C

**VIEWINGS**

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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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