



26 MAIN STREET, LEDSTON, CASTLEFORD, WEST YORKSHIRE, WF10 2AA
£975 per month

Carter Jonas

26 MAIN STREET, LEDSTON, CASTLEFORD, WF10 2AA

- Available Mid-June
- Three Bedrooms
- Unfurnished
- Pets at Landlord's discretion
- Council Tax Band D
- EPC Rating E
- Gas Central Heating

THE PROPERTY

Available mid-June, we offer to you a delightful three bedroomed stone built semi-detached cottage situated in the highly sought-after village of Ledston.

26 Main Street is located only 13 miles from the City of Leeds, 14 miles from the market town of Wetherby and 23 miles from the historic City of York all providing various points of interest, shops, and restaurants.

Offered with gas central heating, double glazed windows throughout, a well-maintained garden to the front of the property with a private garden and paved patio area situated to the rear.

There is also the added benefit of off-street parking for two vehicles and a single garage for storage purposes.

Electricity, water and sewerage are all on a mains supply.

Internet and Mobile:

Further information on availability and speeds can be found at checker.ofcom.org.uk.

Forming part of Ledston Estate, 26 Main Street is a property conveniently situated for ease of access to various motorway links including the A1(M) and M62 with Castleford Train Station only 2.5 miles away and Micklefield Train Station approximately 6 miles away.

In brief, the ground floor consists of a welcoming entrance hall with a small cloakroom cupboard adjacent to the staircase, a living room with a working open fire providing plenty of character, a kitchen

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dining room overlooking the rear garden with a new fully fitted kitchen and integrated oven and hob. Please note no white goods will be provided with this property.

To the first floor, the property comprises of two double bedrooms, one single bedroom and a modern family bathroom including a shower over the bath whilst offering a neutral colour scheme and plenty of natural light.

Ledston is an attractive estate village which is well served by a range of local amenities including a public house and primary school with a doctor's surgery and village post office located only a short distance away in the nearby village of Kippax.

This charming property provides cottage living accommodation and a stunning location whilst benefitting from an easily commutable location.

Offered unfurnished.

Please note no white goods will be provided with the property.

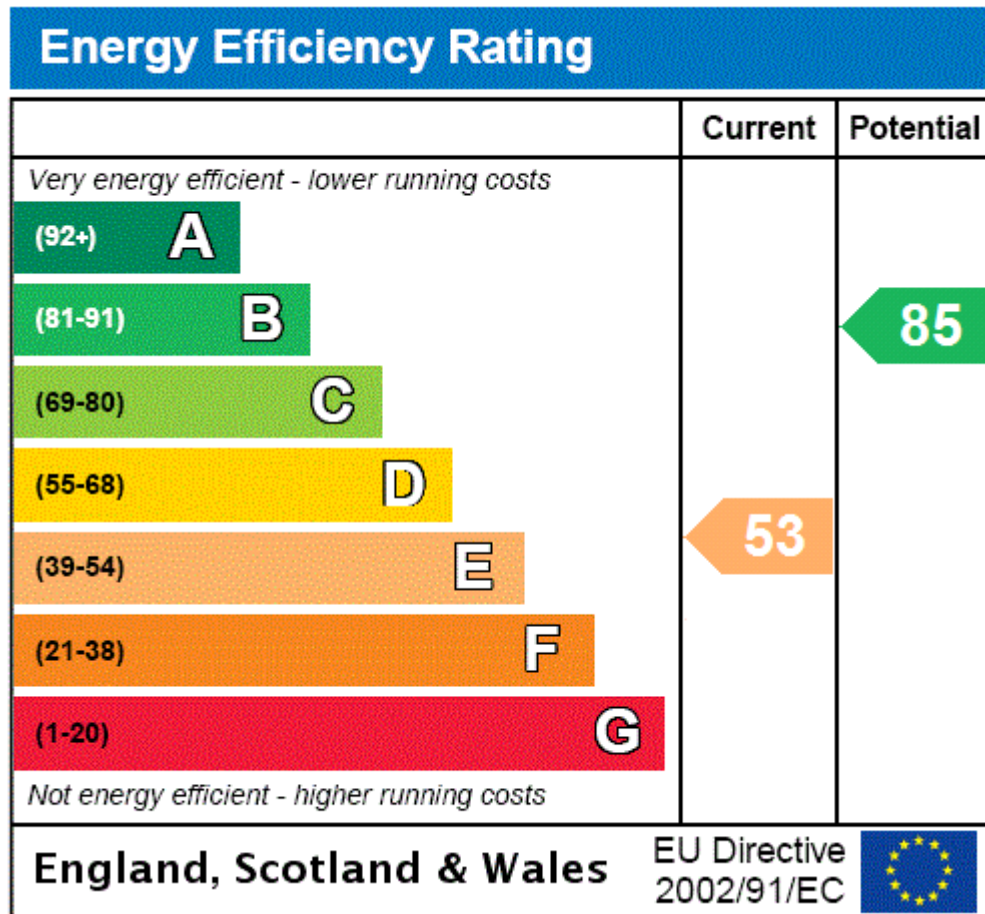
The deposit will be £1,125 (5 week's rent) at a rental value of £975 per calendar month.

The holding deposit will be £225 (1 week's rent) at a rental value of £975 per calendar month.

ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months, longer terms will be considered
Viewing	Strictly by appointment only
Local Authority	Council Tax Band D





IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot 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. 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.

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