



SYDNEY STREET, WOODLESFORD, LS26

£1,550 per month*

Carter Jonas

HALL COTTAGE, SYDNEY STREET, WOODLESFORD, LEEDS, WEST YORKSHIRE, LS26 8LP

- 4 bedrooms
- 3 bathrooms
- 2 receptions
- unfurnished
- parking for one
- garden

THE PROPERTY

Accommodation comprises entrance hall, downstairs cloakroom, sitting room and kitchen/diner, conservatory, and utility room. To the first floor are three bedrooms, one with ensuite shower room and separate family bathroom. To the second floor there is the main bedroom with an ensuite shower room.

Externally there is a small garden to the front property and enclosed rear garden.

Available Late May for a six or twelve month tenancy unfurnished.

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

Pets considered. No access to loft. Mains water, gas, electricity 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 £1,550 per calendar month

Holding deposit of 1 week's rent £357

Security deposit of 5 weeks rent £1788

A four bedroom detached property situated within the Village of Woodlesford.



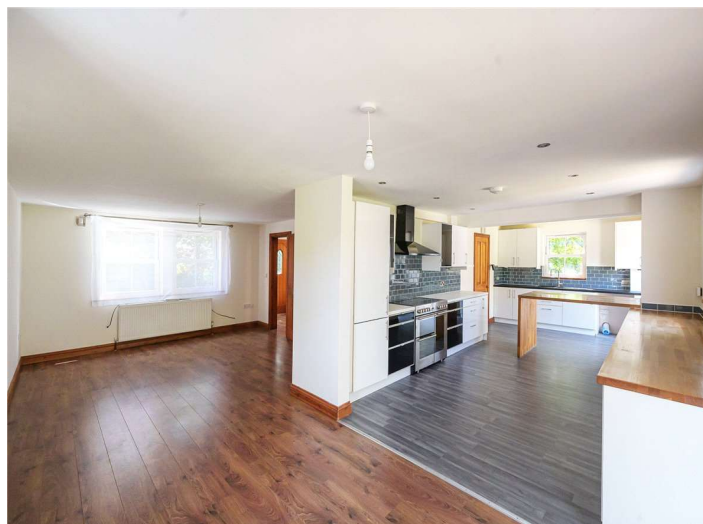
ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
--------	---

Viewing	Strictly by appointment
---------	-------------------------

Local Authority	- Council Tax Band E
-----------------	----------------------

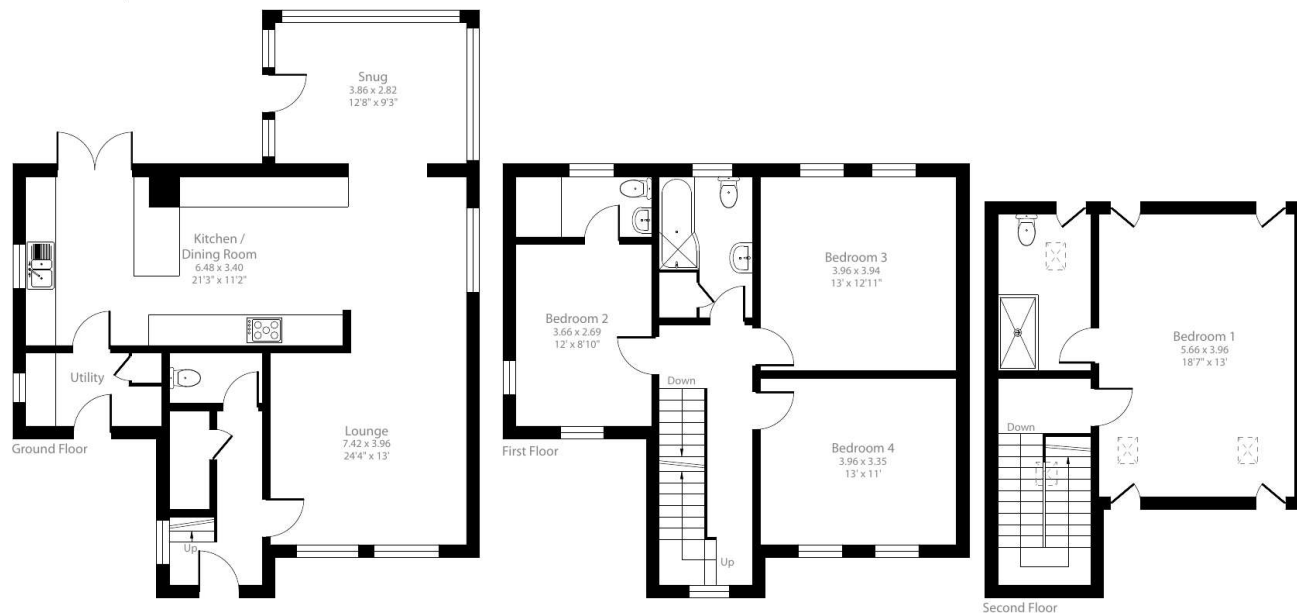
Directions	
------------	--



Sydney Street, Woodlesford, Leeds, LS26

Approximate Area = 1836 sq ft / 170.5 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Carter Jonas. REF: 1161660

T: 01865 511444

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

E: oxfordresilettings@carterjonas.co.uk

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 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.