



# HODSONS

3  
681

Opening Times

Mon 9.00 - 5.00  
Tue 10.00 - 12.00  
Wed 10.00 - 12.00  
Thu 10.00 - 12.00  
Fri 10.00 - 12.00  
Sat 10.00 - 12.00

PER MONTH

**£795 Per Month**

**Town Street**

Gildersome, LS27 7AA



## PROPERTY SUMMARY

A well-presented one-bedroom house situated in the sought-after village of Gildersome. This charming property offers modern and comfortable living, ideally suited to a single professional or couple. The accommodation briefly comprises a bright and spacious living area, a fitted kitchen, one good-sized bedroom, and a contemporary bathroom. Located in a popular residential area with excellent local amenities and transport links nearby.

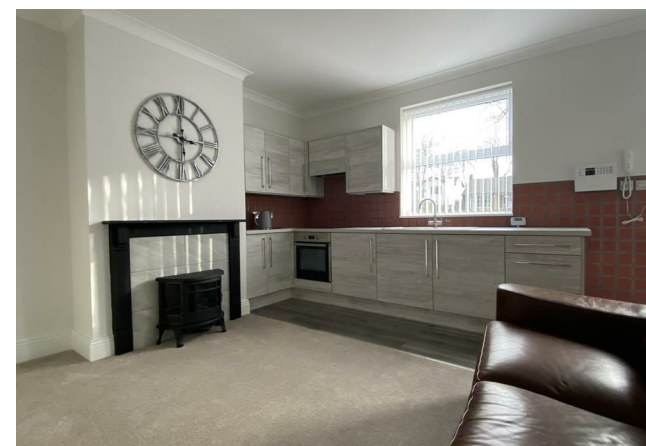
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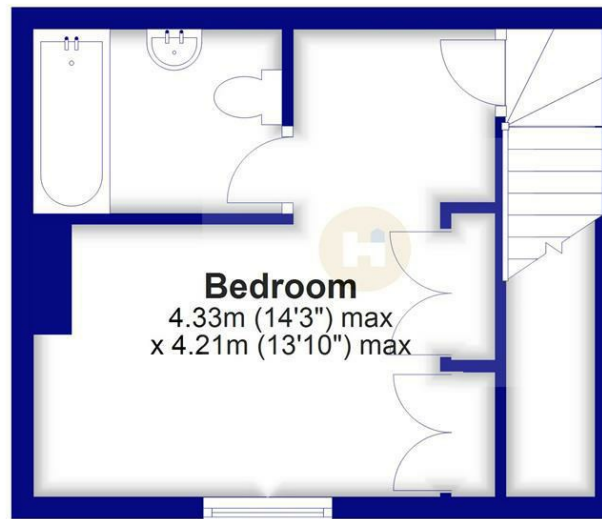




## Ground Floor



## First Floor



### LOCAL AUTHORITY

Leeds City Council

### TENURE

### COUNCIL TAX BAND

A

### VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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