



6 FEATHERBANK GROVE

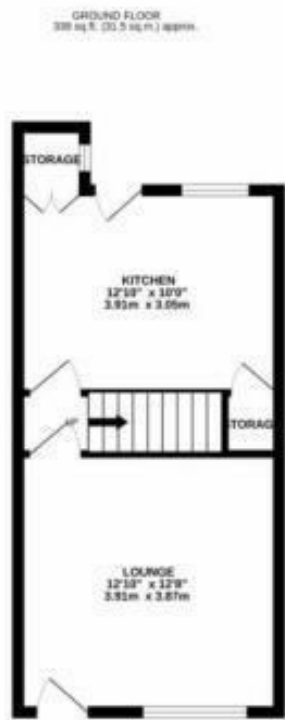
LEEDS, LS18 4RD

£1,250 PCM

Situated in a prime central Horsforth location, this well-presented four-bedroom mid-terrace home is just a short walk from highly regarded schools, Hall Park, local amenities, and both Horsforth and Kirkstall Forge train stations. Set over three floors, the property offers a spacious lounge, modern dining kitchen with access to a low-maintenance, enclosed rear patio, three double bedrooms, a single/study, and a stylish family bathroom. On-street parking is available. Ideal for a couple or family only (no individuals – no HMO licence), this is a fantastic rental opportunity in one of Horsforth's most desirable spots.

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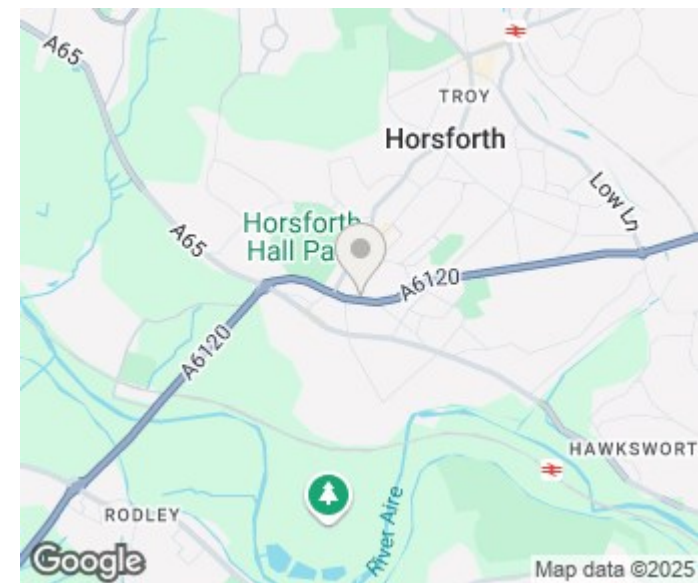
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TOTAL FLOOR AREA: 968 sq ft (89.8 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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

Monroe Lettings and Property
Management
Whitehall Road
Leeds
LS12 1FJ

0113 350 0866
hello@monroelettings.com
www.monroelettings.com

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