



PARK HOUSE FARMHOUSE , ABERFORD ROAD , ABERFORD , LEEDS , WEST YORKSHIRE , LS25 3DH

Unfurnished, £2,650 pcm, Available Now

savills

£2,650 pcm Unfurnished



5



3



4

• 4 Bedrooms • 3 Bathrooms • Garden • Off Street Parking •
Rural Location • Council Tax Band G •

• EPC Rating = E (45) • Council Tax = G

Description

The property comprises of the following:

Ground Floor: Entrance Hall with feature staircase and under stairs WC, Living Room with log burner, Study/Office, Drawing Room with log burner, Dining Room with log burner, Kitchen, Conservatory and Utility with WC.

Lower Ground Floor: basement cellar with storage space

First Floor: Landing leading to 3 large double bedrooms, 2 with ensuite and walk-in closet, a family bathroom plus stairs leading to another floor

Second Floor: Two double bedrooms

Outside

Private gated driveway with outbuilding and car port. Private fenced garden to side and rear.

Additional paddock land may be available on a separate agreement.

Tenancy

RENT: £2,650 per calendar month. Payable in advance by bank standing order.

DEPOSIT: £3,230 will be held by Savills as Stakeholder in a non-interest bearing account and registered with The Tenancy Deposit Scheme. It will be returnable on termination, subject to compliance with the terms and conditions of the agreement.

Landlord responsible for repairs.

No smoking.

Pets considered, written approval required by the landlord.

Services

Oil central heating, mains electric and water, and a Septic tank.

Viewing

Strictly by appointment only with Savills York.



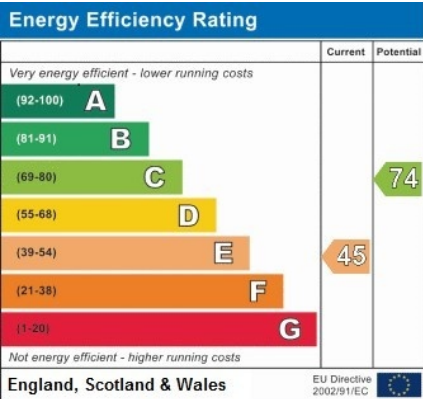
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Local Information

The property is located to the south of Aberford village, approx 0.5 miles from the M1 & A1(M) and approx 2 miles to Garforth train station. Local village amenities can be found in Garforth. Exit the M1 at Junction 47 and head north on the B1217 just under half a mile, you will find the property on your left.

From Aberford village head south on the Great North Road, turn right on to Aberford Road B1217, continue on this road for half a mile, the property is then on your right.





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