



## New Village Way, Leeds, LS27 7BD, £1,700 PCM

This impressive four bedroom semi-detached property will certainly appeal to the family market as well as professional couples looking for a spacious home in a great location which is available for a six month tenancy from The end of July or the start of August.

The first floor features a fabulous lounge with two windows to the front aspect providing an abundance of natural light. To the rear is a stunning dining kitchen with french doors that open out to the rear patio garden. The kitchen is fitted with a range of modern wall and base units with complementing work top space over. Appliances include a built in dishwasher, integral oven, hob with extractor over and integrated microwave.

To the second floor a landing gives access to two bedrooms as well as the house bathroom. Bedroom one features an en-suite shower room fitted with a three piece white suite.

The family bathroom is fitted with a four piece suite with bath, separate shower, wash hand basin and W.C. all complemented with a feature tiled wall.

The third floor features bedrooms two and three which again are both generous double rooms. Bedroom two also features an en-suite shower room with three piece white suite.

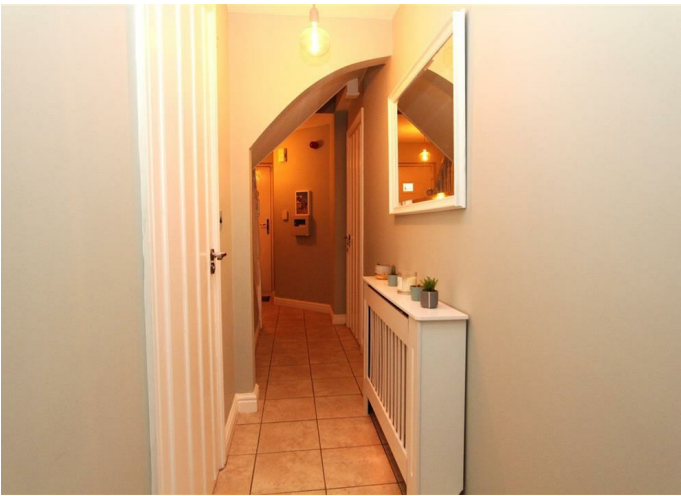
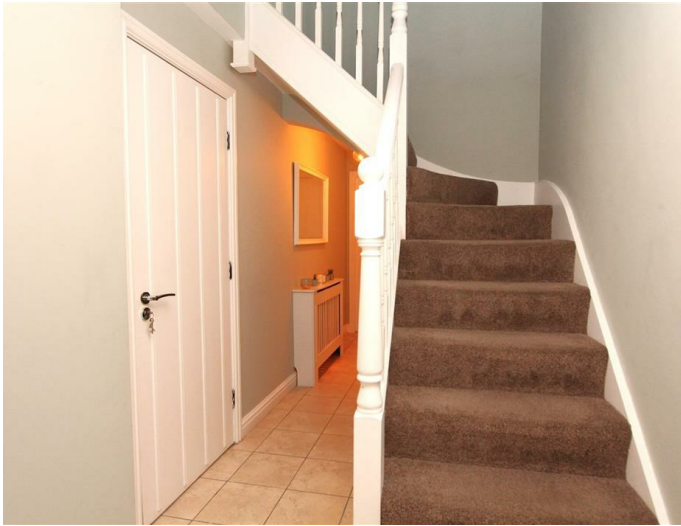
Outside to the front a car port leads to the front door and integral garage as well as providing secure parking. The rear patio garden accessed via the kitchen is fully enclosed and complemented with raised boarders to the rear.

This impressive home is situated on a popular modern development allowing convenient access to a range of amenities, well regarded schools and excellent transport links all within close proximity.

Deposit £1960. EPC Rating C. Council Tax Band D.

**4****3****D**

# New Village Way, Leeds, LS27 7BD



- Beautiful Four Bed House
- Three and a Half Bathrooms
- Private Patio Garden
- Fully Furnished to a High Standard
- Available for six months from Late July/ Early August

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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

