



## Lidgett Lane, Leeds, LS8 1PQ, £2,500 PCM

\*\*\*THREE BEDROOM, TWO BATHROOM, FULLY FURNISHED, LUXURY, HIGH SPEC HOUSE TO RENT IN LS8\*\*\*

The house comprises of SEPARATE LIVING ROOM, OPEN CONCEPT KITCHEN/DINER & FAMILY ROOM, PRIMARY BEDROOM WITH EN-SUITE FACILITIES, TWO FURTHER BEDROOMS & HOUSE BATHROOM.

As expected, the property is contemporary, light and airy, has fitted integral appliances. Smart TV's included as part of the high spec furniture package. Externally the front and rear landscaped gardens are fully enclosed, perfect suntrap and ideal for entertaining. The property is located on Lidgett Lane within a Nature Conservation area with plenty of woodlands and greenery. Within walking distance to Roundhay Park, Oakwood and Street Lane where you will find cafes, supermarkets, bars and restaurants. Perfect location with nearby amenities only a short walk or drive away. M&S Food hall – 5 mins drive, Waitrose – 10 mins drive, Tesco – 4mins drive, Sainsbury's – 5 mins drive. There are also local shops, a pharmacy and schools within walking distance on Lidgett Lane. Only a 10 minute drive into Leeds City Centre, straightforward commuting. Deposit £1500. EPC rating D. Council tax band: C



3



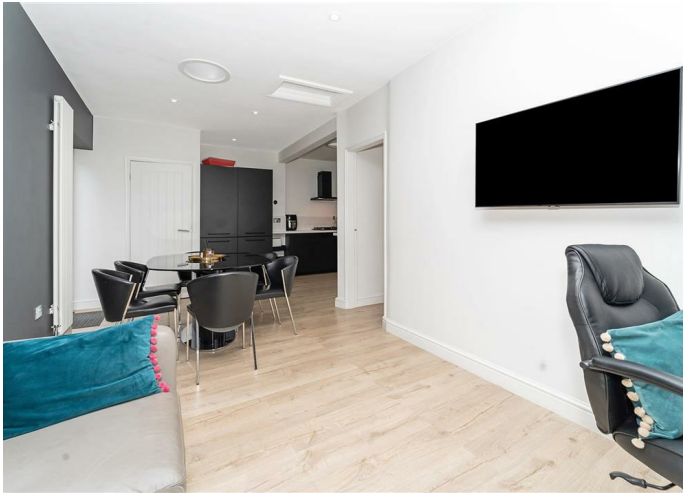
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C



# Lidgett Lane, Leeds, LS8 1PQ



- THREE BEDROOMS
- TWO BATHROOMS
- SEPARATE LIVING ROOM
- KITCHEN/DINER & FAMILY ROOM
- FULLY FURNISHED INCLUDING SMART TV'S
- EXCELLENT LOCATION TO STREET LANE AMENITIES

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	65	79

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		



# Lidgett Lane, Leeds, LS8 1PQ



- **ROUNDHAY PARK CLOSE BY**
- **12 MONTH TENANCY**
- **AVAILABLE 15TH AUGUST**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
	65	79
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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