

# Clayton Wood Road, LS16

PROPERTY ADDRESS  
68 Clayton Wood Road  
Leeds  
LS16 6RY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>85</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		
England & Wales	EU Directive 2002/91/EC	



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- Available now
- Brand new
- Excellent location
- Attractive woodside setting
- Drive for two cars

We're pleased to offer the first chance to rent at this fantastic new build home which has been finished to the highest standards. The townhouse is spread over three floors. On the ground floor there's a WC, understairs cupboard, and a bright open-plan kitchen and living room. The contemporary kitchen has integrated appliances including a dishwasher, washing machine and fridge/freezer. There's a spacious double bedroom on the first floor with an ensuite shower room. There's another double ensuite bedroom on the second floor with a separate storage cupboard on the landing. Both bedrooms benefit from Juliet balconies.

The property is offered unfurnished, or furnished for an additional price.

There is a drive for two cars and an electric vehicle charging point.

The house is set in an attractive new build development surrounded by woodland. It's in an excellent location off the Ring Road close to all the amenities Horsforth and the surrounding areas have to offer.

Available immediately subject to acceptable referencing.

Rent: £1,250 per calendar month unfurnished, or furnished for an additional price.  
Deposit: £1,442.30  
Holding deposit: £288.46

