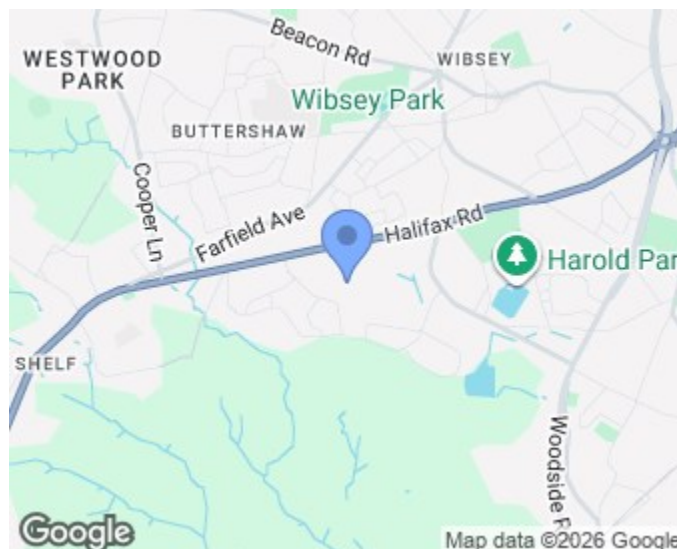




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

Disclaimer-You may download, store and use the material for your own personal use and research.You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent.The website owner's copyright must remain on all reproductions of material taken from this website. Stoneacre Properties acting as agent for the vendors or lessors of this property give notice that:- The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.All descriptions, dimensions, condition statements, permissions for use & occupation, and other details are given in good faith and are believed to be correct.Any intending purchasers or tenants should not rely them as such as statements or representations of fact but must satisfy themselves by inspection or otherwise as the correctness of each of them. No person in the employment of Stoneacre Properties has any authority to make or give representation or warranty whatsoever in relation to this property.These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

Our branch opening hours are:

Mon 0900 - 17:30
 Tues 0900 - 17:30
 Weds 0900 - 17:30
 Thurs 0900 - 17:30
 Fri 0900 - 17:30
 Sat 0900 - 15:00
 Sun By Appointment

We are also available for out of hours appointments.

The prestigious offices in Chapel Allerton (North Leeds) and Whitkirk (East Leeds) provide residential & commercial sales and lettings, full property management services, all aspects of commercial property, legal services and in-house mortgage advice and financial planning.

184 Harrogate Road, Leeds, West Yorkshire, LS7 4NZ
 Telephone: 0113 237 0999 Email: north@stoneacreproperties.co.uk

BUY SELL RENT MANAGEMENT FINANCE LEGAL

www.stoneacreproperties.co.uk

rightmove

The Property Ombudsman
 The National Fraud Authority
 OnTheMarket.com



Stoneacre
Properties

Stoneacre Properties
 184 Harrogate Road
 Leeds
 West Yorkshire
 LS7 4NZ

0113 237 0999

north@stoneacreproperties.co.uk
 www.stoneacreproperties.co.uk



Wellington Court, BD6 2TU

£625 Per Month

Set in a popular residential location is this spacious one bedroom property with modern neutral decoration throughout with a well presented white gloss kitchen, open plan, spacious living dining room providing access to the bedroom and house bathroom. viewings are highly recommended. Available early December!

- **POPULAR LOCATION**
- **MODERN FITTED KITCHEN**
- **ONE BEDROOM**
- **HOUSE BATHROOM**
- **DOUBLE GLAZED WINDOW**
- **GAS CENTRAL HEATING**
- **AVAILABLE EARLY DECEMBER**
- **EPC - B**
- **UNFURNISHED**

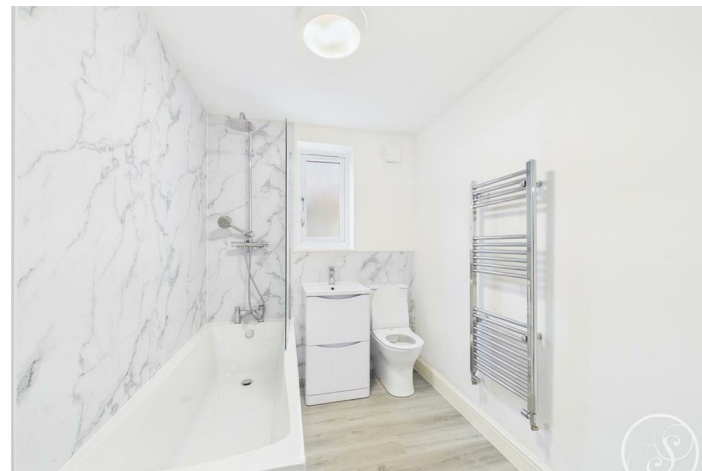
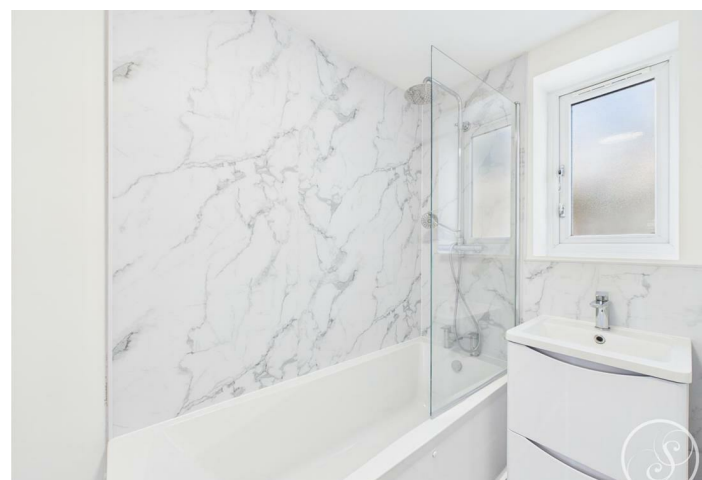
Entrance Hall

A welcoming entrance in to the property with modern neutral decoration providing access to;

Lounge Dining Kitchen

The lounge diner benefits from modern neutral decoration, gas central heating radiator, plenty of space for a dining table and furniture.

The kitchen comprises of a fully fitted white gloss wall & base units, gas hob with electric oven, stainless steel extractor fan, stainless steel sink with drainer, modern wok tops & tiles, the boiler is housed in the kitchen and a doubled glazed window with fitted blinds.



Bedroom

A spacious double bedroom with a gas central heating radiator, a double glazed window and neutral decoration.

Bathroom

Benefitting from a three piece modern suite comprising of a bath with overhead shower, wash hand basin, low level w.c, heated towel rail, modern flooring & tiling, a double glazed frosted window and extractor fan.

