



HODSONS

PCM

£1,200 PCM

The Locks

Woodlesford, LS26 8PU



PROPERTY SUMMARY

This three-story town house boasts a lovely setting adjacent to Woodlesford lock, offering a picturesque environment. The house features three good size bedrooms, including a master bedroom with its own ensuite bathroom. This property is ideal for those looking for a comfortable and convenient living space. The contemporary design of the house ensures a modern and stylish feel throughout. Located in a pleasant neighbourhood, this house is perfect for those who appreciate a peaceful and scenic location while still being within easy reach of local amenities and transport links. Woodlesford is situated just seven miles East of Leeds City Centre and with the convenient train station in the middle of Woodlesford the city of Leeds is only a 12 minute train journey away. The Locks development is adjacent to the Aire and Calder Navigation Canal which offers beautiful scenery and tranquil surroundings. Please note - WHITE GOODS NOT INCLUDED. ** Other deposit options available **

3



2



1





LOCAL AUTHORITY
Leeds City Council

TENURE

COUNCIL TAX BAND
C

VIEWINGS
By prior appointment only



Approx Gross Internal Area
99 sq m / 1065 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating | | Current | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 89 |
| (81-91) B | | 78 | |
| (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 | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS
37-39 George Street
Wakefield
West Yorkshire
WF1 1LX

OFFICE DETAILS
01924 200544
wakefield@hodsonsproperty.co.uk
www.hodsonsproperty.co.uk