

# Millstone Way, LS16

PROPERTY ADDRESS  
4 Millstone Way  
Leeds  
LS16 6FZ

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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01132440251

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- Total cost of first month: £2,907.69 (rent & deposit)
- Recently built
- High spec fixtures & fittings
- Drive for two cars
- Attractive woodside setting

The recently-built townhouse is spread over three floors and benefits from high spec fixtures and fittings. 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 comes unfurnished. 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 from 8th June subject to acceptable referencing.

Rent: £1,350 per calendar month  
Deposit: £1,557.69  
Holding deposit: £311.53

