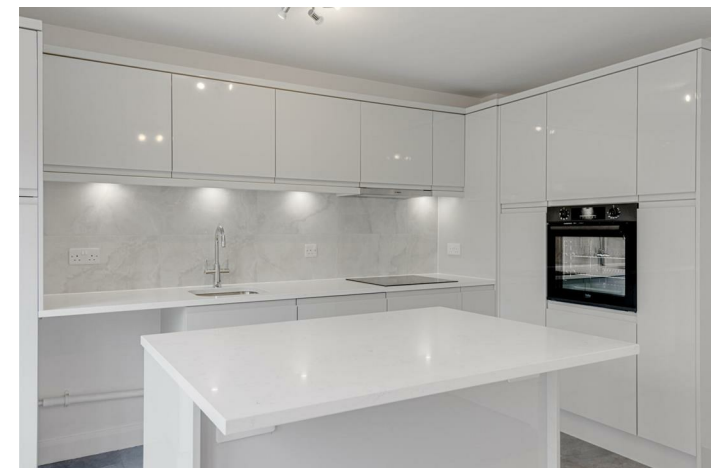




12 WARDEN CLOSE

LEEDS, LS25 5FX

£1,350 PER MONTH

Welcome to this stunning new build end terrace house located in the exclusive development in South Milford. This property offers a perfect blend of modern living and comfort, making it an ideal choice for families or professionals seeking a stylish home.

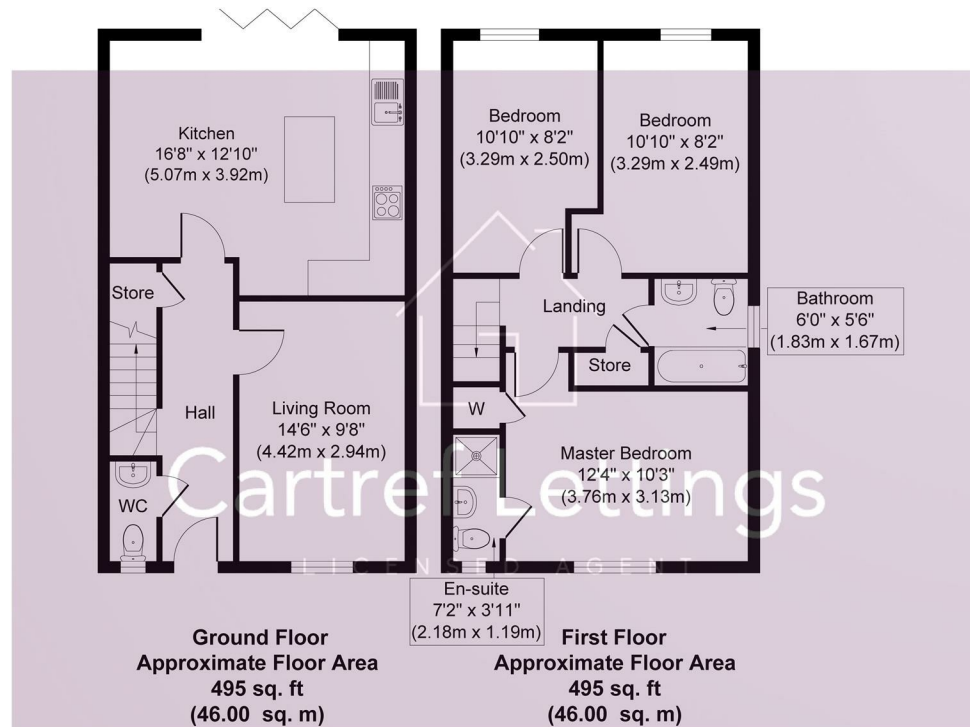
The house boasts three well-proportioned bedrooms, ensuring ample space for relaxation and privacy. The master bedroom features an en-suite bathroom, adding a touch of luxury to your daily routine. In addition the family bathroom is designed with contemporary fixtures and finishes.

The heart of this home is undoubtedly the modern kitchen, which is equipped with high-quality island and quartz worktops, making it a delightful space for cooking and gathering. The property also includes a convenient downstairs W.C, enhancing the practicality of the layout.

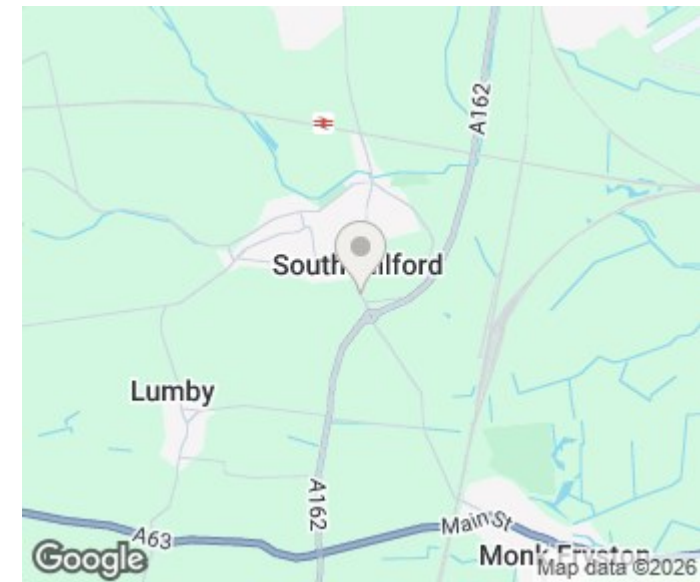


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L I C E N S E D A G E N T



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	98	98
(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	

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

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