Sugdens
Sales & Lettings



# Links Way, Drighlington,

## £2,000 Per Month

********IMMACULATE FIVE BEDROOM DETACHED IN THE POPULAR AREA OF DRIGHLINGTON********
Tucked away in this quiet cul-de-sac location on the outskirts of Leeds, is this superb five bedroom modern detached home.
Offering spacious family sized accommodation over three floors and benefiting from a modern fitted kitchen, three bath/shower rooms and a double garage.
Conveniently situated with easy access to Leeds, Bradford, motorway links and just minutes away from Junction 27 of the M62.
Drighlington boasts a range of amenities including restaurants, cafes, golf courses and well regarded schools close by.
The family sized home comprises entrance hallway, cloaks/wc, dining kitchen, utility room, lounge, three first floor bedrooms - master bedroom having en suite shower room, together with house bathroom. There are two further second floor bedrooms and a shower room.
To the outside there is a landscaped garden with a pergola, lawn and patio areas. A driveway leads to a double garage.
Council Tax Band F .
****VIEW IMMEDIATELY ****
SORRY NO SMOKERS







**Entrance Hall**
With understairs storage and radiator.

**Cloakroom/WC**
Modern two piece suite comprising low suite wc, pedestal wash basin, radiator and extractor fan.

**Dining Kitchen**
21'6" x 9'3" (6.55m x 2.82m)
Modern fitted wall and base units incorporating sink unit, double oven, hob, extractor hood, wine cooler, dishwasher, breakfast bar, radiator and double glazed bay window.

**Utility**
6'7" x 5'7" (2.01m x 1.70m)
Modern fitted base units incorporating stainless steel sink unit, plumbing for auto washer, radiator, upvc door to rear.

**Lounge**
23'4" x 10'2" (7.11m x 3.10m)
Modern wood burner fire, radiator, double glazed window, French doors.

**First Floor**

**Bedroom One**
15'5" x 10'4" (4.70m x 3.15m)
Modern sliding door wardrobes, radiator and double glazed window. En-Suite Shower Room;

**En Suite**
Modern three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, radiator and double glazed window.

**Bedroom Four**
9'5" x 9'7" (2.87m x 2.92m)
Modern built in wardrobe, radiator and double glazed window.

**Bedroom Five**
8'8" x 9'5" (2.64m x 2.87m)
With built in wardrobe, radiator and double glazed window.

**Bathroom**
Modern three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator, double glazed window, tiled walls and floor.

**Second Floor**
With velux window.

**Bedroom Two**
16'6" x 10'4" (5.03m x 3.15m)
With radiator and double glazed window.

**Bedroom Three**
13' x 9'6" (3.96m x 2.90m)
With radiator, double glazed window and mirrored sliding door wardrobes.

**Shower Room**
Modern three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, radiator and velux window.

**Exterior**
To the outside there is a landscaped garden with a pergola, lawn and patio areas. A driveway leads to a double garage.

**Council Tax Band**
F / Leeds

Deposit

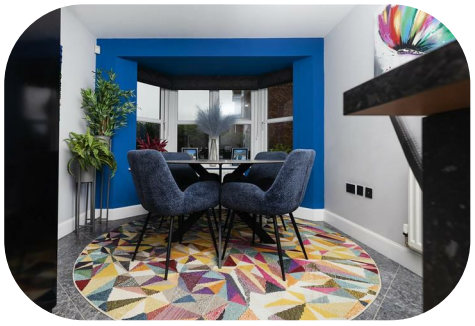
A deposit equivalent to five weeks rent will be required to be paid at the start of the tenancy. This is subject to referencing.

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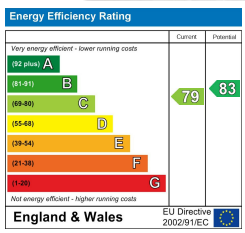


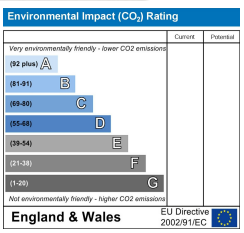






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