



The Willows Woodacre Crescent, Bardsey, Leeds, LS17 9DQ

Rent: £3,750 Per Month : Deposit: £4,326

Offering the finest in executive accommodation, located in Bardsey Village, this is a superb four bedroom, three bathroom detached professional residence with quality fitted interiors. Available immediately.

Accommodation includes hallway, lounge, study, stunning open plan breakfast kitchen and family room, ground floor WC. Four first bedrooms including master suite with ensuite bathroom, second bedroom with ensuite shower room and third bedroom with jack-&-Jill shower. The basement includes an integral garage, gymnasium, utility room and stunning cinema/leisure room.

The interiors are fitted to a high standard with bespoke lighting, serviced heating, internal vacuum system. The property is approached through a private remote controlled gated entrance, with generous secure parking to the front for three to four cars. The property is UNFURNISHED and is available immediately for non-smoking, professional tenants. Tenancy placement is subject to references. EPC rating: C. Council Tax band: G

GROUND FLOOR

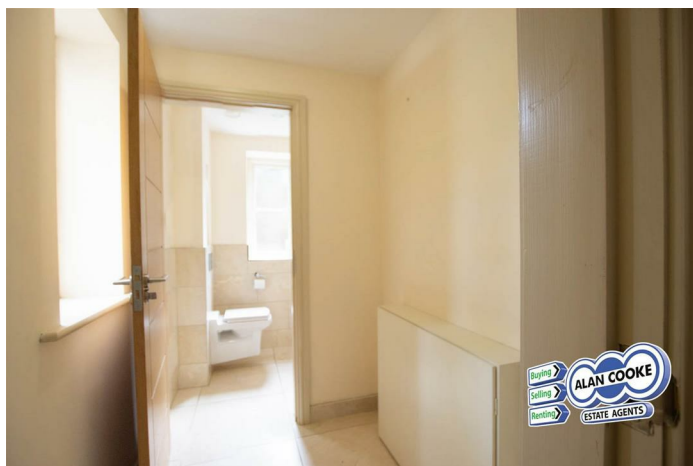
HALL



LOUNGE



GROUND FLOOR WC



STUDY



LOUNGE



KITCHEN



FAMILY ZONE



LANDING



KITCHEN

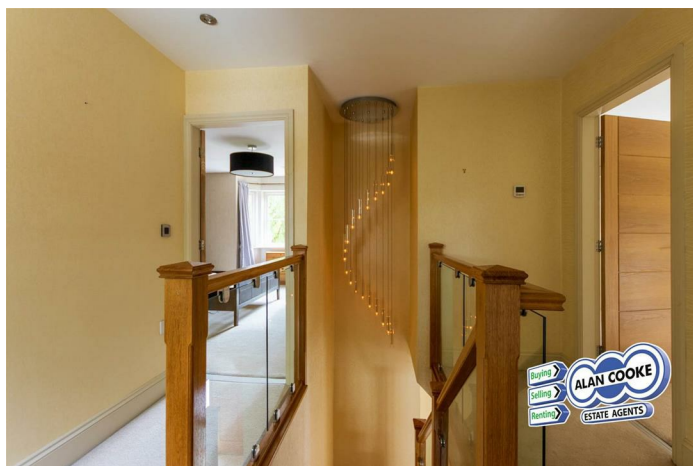


BEDROOM 1

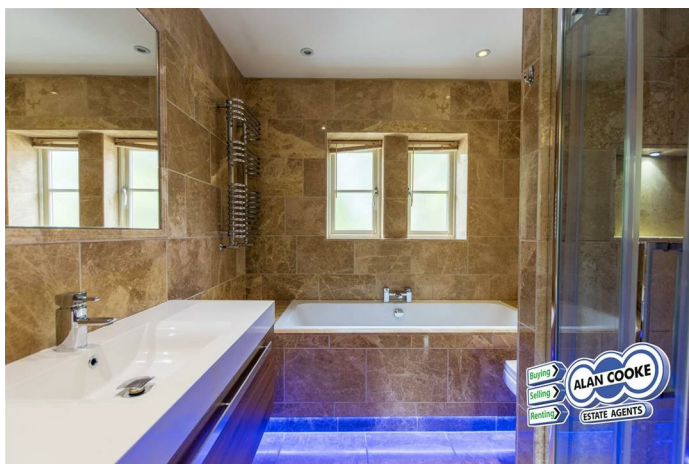


FIRST FLOOR

LANDING



B1 ENSUITE



BEDROOM 2



BEDROOM 3



B2 ENSUITE



SHOWER ROOM



BEDROOM 3



BEDROOM 4



BASEMENT



CINEMA ROOM



UTILITY ROOM



GARAGE



OUTSIDE



GYMNASIUM



OUTSIDE



OUTSIDE



FIXTURES & FITTINGS

The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order.

FLOORPLAN

The floorplan is provided for general guidance and is not to scale.

GENERAL

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point which is of particular importance then let us know and we will verify it for you. These particulars do not constitute a contract or part of a contract.

INTERNAL PHOTOGRAPHS

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

MEASUREMENTS

All measurements quoted are approximate.

VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.

Alan Cooke Estate Agents Ltd

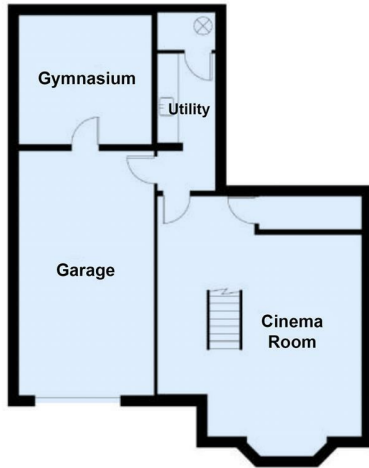
Incorporated in England 6539351

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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	

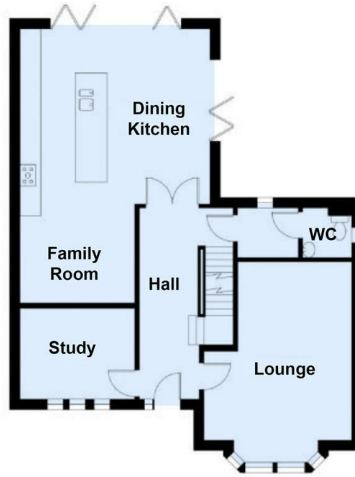
BASEMENT

Approx. 60.5 m² (651 ft²) excluding garage



GROUND FLOOR

Approx. 87.4 m² (941 ft²)



FIRST FLOOR

Approx. 87.4 m² (941 ft²)

