



HODSONS

PCM

£725 PCM

Willowdale

Leeds, LS10 4FN



PROPERTY SUMMARY

A ground floor unfurnished apartment, recently redecorated throughout with new carpets. The property is situated on the popular Leeds New Forest Village development, offering convenient access to both Leeds City Centre and Wakefield City Centre, as well as the region's motorway network.

The accommodation comprises a spacious lounge area and a fitted kitchen with oven, hob, and extractor. There are two double bedrooms, including a master bedroom with an en-suite shower room, along with a separate house bathroom.

Additional features include allocated parking and a bin store with cycle racks.

2



2



1





LOCAL AUTHORITY

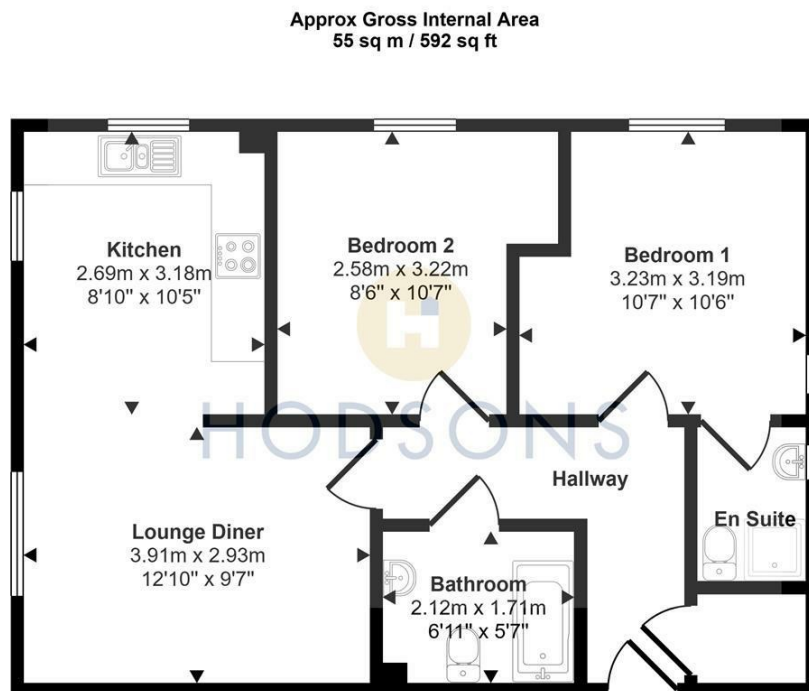
Leeds City Council

TENURE**COUNCIL TAX BAND**

B

VIEWINGS

By prior appointment only



Floorplan

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		
(81-91) B		
(69-80) C	72	80
(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**

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