



HODSONS

PCM

£825 PCM

Fairford Terrace

Leeds, LS11 5EN



PROPERTY SUMMARY

A well-presented and newly redecorated two-bedroom terraced property ideally situated close to Leeds City Centre and local amenities, with excellent access to the motorway network. The accommodation benefits from gas central heating and briefly comprises a welcoming lounge with an electric fire, a modern fitted kitchen, and a useful utility cellar with plumbing for a washing machine. Upstairs, there are two generously sized double bedrooms and a bathroom featuring a shower over the bath. Externally, the property offers a small front yard and on-street parking.

**** DEPOSIT FREE OPTION AVAILABLE ****

2



1



1





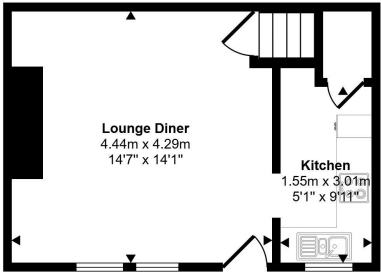
LOCAL AUTHORITY
Leeds City Council

TENURE

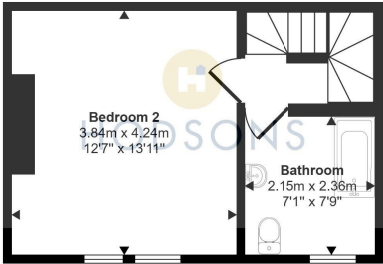
COUNCIL TAX BAND
A

VIEWINGS
By prior appointment only

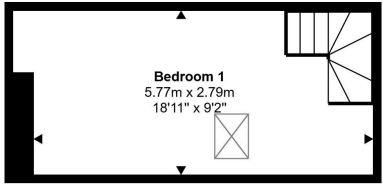
Approx Gross Internal Area
69 sq m / 747 sq ft



Ground Floor
Approx 26 sq m / 284 sq ft



First Floor
Approx 26 sq m / 279 sq ft



Second Floor
Approx 17 sq m / 184 sq ft

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 | | 88 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 59 | |
| (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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