



HODSONS

PCM

£1,500 PCM

Fenton Gate

Leeds, LS10 4FL



PROPERTY SUMMARY

Situated on the highly sought-after New Forest Estate in Middleton, this beautifully presented three-bedroom, three-storey town house offers spacious and versatile accommodation. The property enjoys a convenient location with excellent access to both Leeds and Wakefield city centres, while the region's motorway network is only a short drive away, making it ideal for commuters.

Recently redecorated throughout and benefitting from brand new carpets, this attractive home is ready to move straight into. The well-planned accommodation is arranged over three floors and briefly comprises an entrance hall, utility room, study/home office, double bedroom, family bathroom and useful storage space to the ground floor.

The first floor offers a modern breakfast kitchen with access to a private balcony, providing the perfect spot to enjoy a morning coffee, together with a spacious sitting and dining room ideal for everyday living and entertaining.

To the top floor are two further double bedrooms, both benefitting from their own en-suite shower rooms, creating flexible accommodation for families or visiting guests.

Externally, the property enjoys gardens to both the front and rear, together with a single garage fitted with an EV charging point and an additional private parking space positioned alongside the garage.

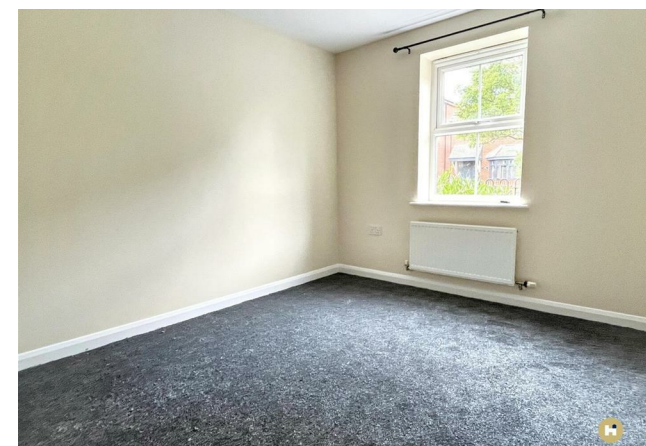
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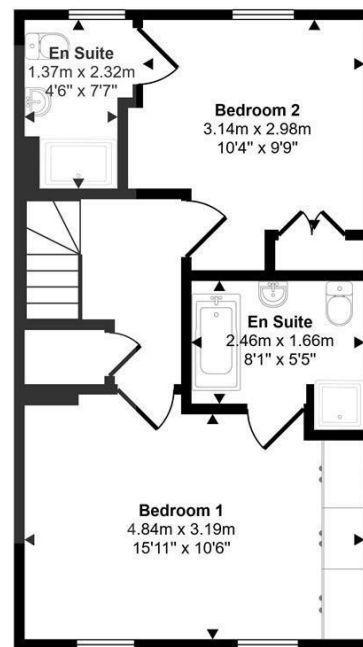
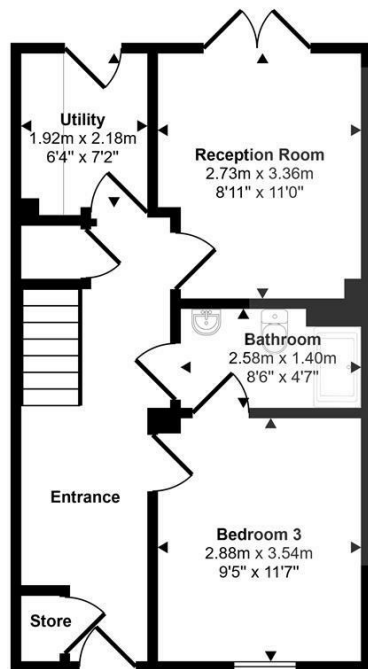


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Approx Gross Internal Area
126 sq m / 1356 sq ft



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.

LOCAL AUTHORITY

Leeds City Council

TENURE

COUNCIL TAX BAND

D

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	77	
(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