HODSONS



PCM

£1,600 PCM

Waggon Road

Leeds, LS10 4GN

PROPERTY SUMMARY

Situated on the popular New Forest Estate in Middleton, this beautifully presented three-bedroom semi-detached home has been recently redecorated throughout and benefits from new carpets, a brand-new kitchen and stylish new bathroom and en-suite facilities, all finished to a high standard.

Arranged over three floors, the ground floor comprises a welcoming entrance hallway, downstairs WC, useful utility room and a versatile third bedroom. The first floor offers a spacious living room alongside a brand-new modern fitted kitchen, complete with integrated oven, hob and extractor hood.

A second staircase leads to the top floor, where you will find the master bedroom with its own newly fitted en-suite shower room, a further well-proportioned bedroom and a brand-new contemporary family bathroom.

Externally, the property benefits from an enclosed rear garden, driveway providing off-street parking and a garage. With its fresh modern finish, generous accommodation and desirable location, this fantastic home is ready for its new occupants and early viewing is highly recommended.

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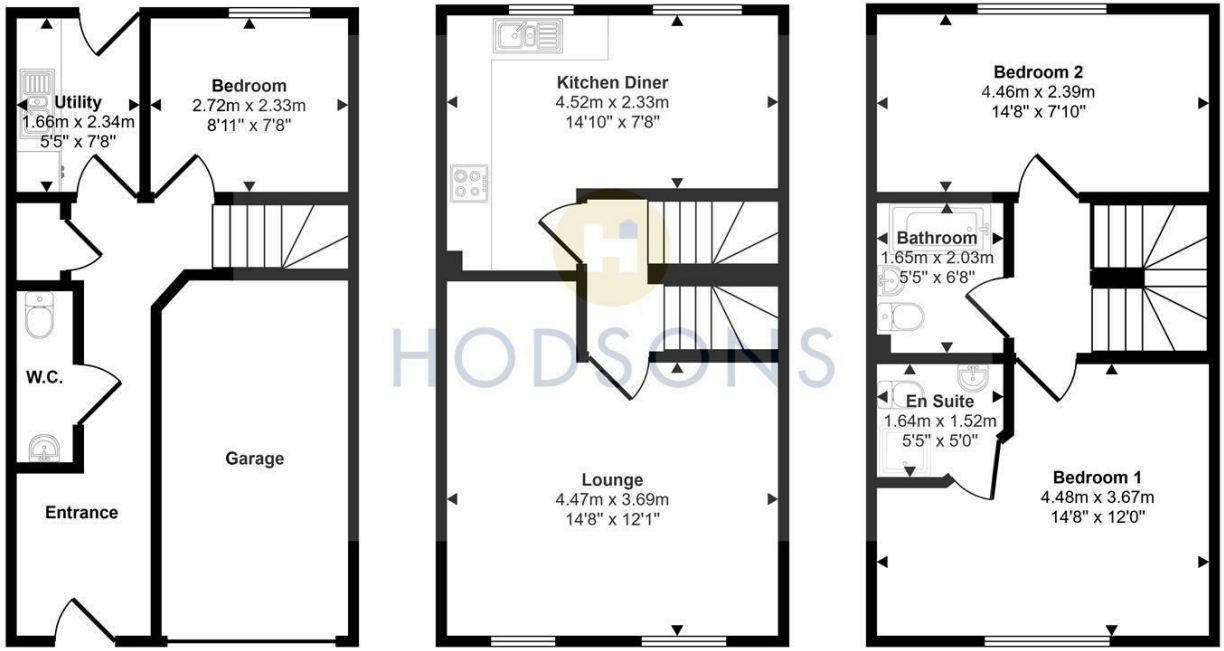








Approx Gross Internal Area
113 sq m / 1211 sq ft



Ground Floor
Approx 38 sq m / 405 sq ft

First Floor
Approx 37 sq m / 403 sq ft

Second Floor
Approx 37 sq m / 403 sq ft

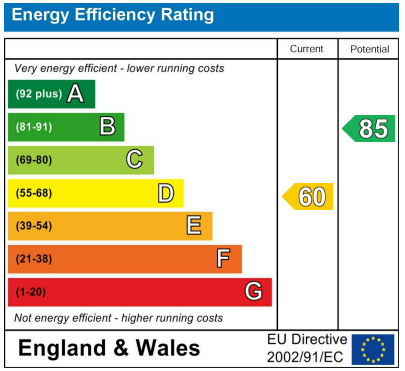
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

LOCAL AUTHORITY
Leeds City Council

TENURE

COUNCIL TAX BAND
C

VIEWINGS
By prior appointment only



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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