

166 New Road Side, Horsforth, Leeds, Yorkshire, LS18 4DP

AVAILABLE 7TH MAY 2024

A capacious and well located three bedroom house on New Road Side, Horsforth.

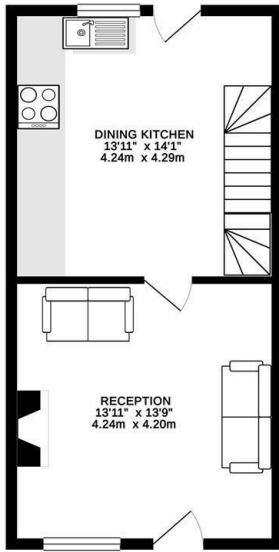
Fully furnished over three floors, this house offers huge amounts of space. The ground floor allows both front and rear access and contains a large kitchen diner with separate living room. To the first and second floor there are three large bedrooms, each containing double beds. The master bedroom includes an ensuite shower room, whereas the house bathroom contains a bath with shower over.

The front of the property includes a garden and patio, whilst at the rear there is a private fenced-off yard. On street parking is available and regular buses depart from almost immediately outside.

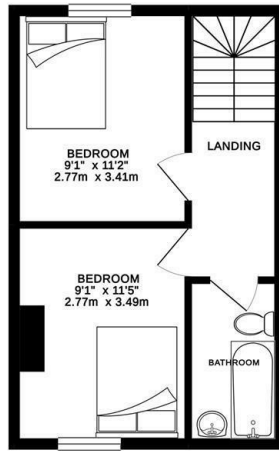
£1,345 Per month

www.fletcherprops.co.uk

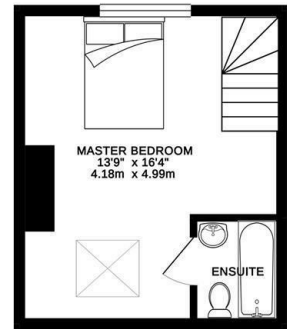
GROUND FLOOR 387 sq. ft.
(36.0 sq. m.)



1ST FLOOR 315 sq. ft.
(29.2 sq. m.)



2ND FLOOR 224 sq. ft.
(20.8 sq. m.)



TOTAL FLOOR AREA : 926 sq. ft. (86.1 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	