



35 Rose Avenue, Horsforth, Leeds, Yorkshire, LS18 4QE

Available 1st June 2024 - Perfect For Sharers

A traditional and beautiful three bedroom house in the centre of Horsforth.

Fully furnished, this lovely home contains a large living room with hard wood floor and decorative brick fire surround, a separate kitchen, huge basement and three double bedrooms. The house bathroom was recently renewed and there is a separate W.C. There is a private rear terrace area to the rear.

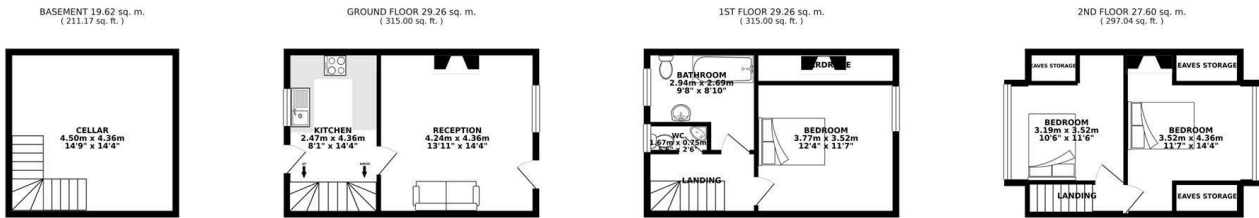
Rose Avenue is a quiet and charming road opening onto focal New Road Side, which contains local shops, bars, supermarkets and restaurants.

Council Tax Band B

- Beautiful Home
- Three Bedroom
- Private Rear Terrace
- On Street Parking
- Original Features
- Large Basement

£1,380 Per month

www.fletcherprops.co.uk



TOTAL FLOOR AREA : 105.74 sq. m. (1138.21 sq. ft.) 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	