

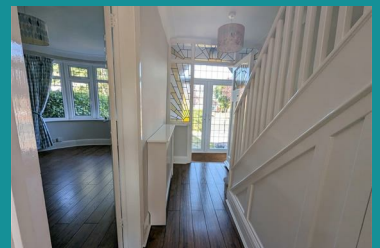


40 Fearnville View, Leeds, LS8 3DJ

£1,350 Per Calendar Month



Available from 1st August 2024. Unfurnished. An impressive semi detached family home in a popular residential area of Leeds, close to all amenities and within close distance to Killingbeck, Seacroft area and the motorway network. The spacious property is warmed by gas central heating and is Upvc double glazed. It boasts off road parking offering a driveway, detached garage and gardens to front and rear. The accommodation briefly comprises of; entrance porch, hallway, understairs storage, spacious living room with feature fireplace and coal effect gas fire. French doors leading to the rear garden, modern fitted kitchen with integrated gas hob, electric oven, extractor hood, washing machine, dishwasher and a free standing fridge freezer. Spacious dining room with bay windows, three bedrooms (two double, one with fitted wardrobes, landing, storage, housing the GCH boiler, study/single bedroom and additional spacious loft area/room (access from bedroom two). Bathroom comprising of a large shower unit, pedestal wash hand basin and low flush w/c. Minimum 12 Month Tenancy. EPC Rating (D) Council Tax Band (C). Deposit £1557.00. Holding Deposit Required to Appy.



- 3 Bedrooms & Additional loft
- Spacious Lounge & Dining Room room/storage
- Enclosed rear Garden
- Detached Garage
- Off Road Parking
- EPC Rating - D
- Available 1st August