



**£1,495 PCM**

Townend Estate Agents offer to rent this immaculately presented three / four bedroom family home has been recently refurbished to a high standard.

Situated in a fantastic location, close to a variety of shops, bars and restaurants on the nearby town street and Horsforth train station just a short distance away.

Comprising briefly: Entrance hall, spacious lounge, second reception room / bedroom four with patio doors leading to the garden, modern fitted kitchen/diner with white base and wall units, double oven, built in fridge/freezer, dishwasher and access to the rear yard and garage. Downstairs bathroom with separate bath and shower head attached, storage cupboard. Under stairs storage cupboard. To the first floor: Two double bedrooms, single bedroom, stylish bathroom with shower cubicle.

Externally are large gardens to the front, side and rear of the property.  
Off street parking and garage.

Council tax band C. EPC C. Long term let available.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS





These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

**IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.**

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>		85	(81-91) <b>B</b>		
(69-80) <b>C</b>		70	(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		