



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	79
(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	

Disclaimer- You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. Stoneacre Properties acting as agent for the vendors or lessors of this property give notice that:- The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, condition statements, permissions for use & occupation, and other details are given in good faith and are believed to be correct. Any intending purchasers or tenants should not rely them as such as statements or representations of fact but must satisfy themselves by inspection or otherwise as the correctness of each of them. No person in the employment of Stoneacre Properties has any authority to make or give representation or warranty whatsoever in relation to this property. These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.



Stoneacre Properties

Stoneacre Properties
184 Harrogate Road
Leeds
West Yorkshire
LS7 4NZ

0113 237 0999
north@stoneacreproperties.co.uk
www.stoneacreproperties.co.uk



Hawks Nest Gardens East, LS17 7JQ

£1,725 Per Calendar Month

Our branch opening hours are:

Mon	0900 - 17:30
Tues	0900 - 17:30
Weds	0900 - 17:30
Thurs	0900 - 17:30
Fri	0900 - 17:30
Sat	0900 - 15:00
Sun	By Appointment

We are also available for out of hours appointments.

The prestigious offices in Chapel Allerton (North Leeds) and Whitkirk (East Leeds) provide residential & commercial sales and lettings, full property management services, all aspects of commercial property, legal services and in-house mortgage advice and financial planning.

Stoneacre properties are delighted to offer this Four bedroom semi-detached House in the sought-after area of Alwoodley, located in Hawks Nest Gardens East.

The property consists of three reception rooms, Kitchen with breakfast bar, Downstairs W/C, Four bedrooms and house bathroom.

One of the standout features of this property is the large garden, with a gardener visiting to help with maintaining the space. Additionally, the property boasts a convenient driveway and garage, providing plenty of parking and storage for you and your visitors.

Located in Alwoodley, you'll have easy access to local amenities, schools, and green spaces, offering a perfect balance between city living and suburban tranquillity. Don't miss out on the opportunity to make this lovely property your new home. Contact us today to arrange a viewing and experience the charm of this property for yourself.

AVAILABLE END OF MAY!

- LARGE FOUR BEDROOM SEMI DETACHED PROPERTY
- SPACIOUS GARDEN
- DRIVEWAY PARKING
- FURNISHED/UNFURNISHED
- COUNCIL TAX BAND C
- EPC Rating C
- GREAT LOCATION
- GOOD TRANSPORT LINKS
- AVAILABLE END MAY!

184 Harrogate Road, Leeds, West Yorkshire, LS7 4NZ
Telephone: 0113 237 0999 Email: north@stoneacreproperties.co.uk

www.stoneacreproperties.co.uk

rightmove

BUY SELL RENT MANAGEMENT FINANCE LEGAL

The Property Ombudsman The Government Ombudsman OnTheMarket.com

