



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		1	1
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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The prestigious offices in Chape;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.

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Tavistock Park, LS12 4DD

£995 Per Calendar Month

New to the market: 3 bedroom property to suit professionals or small family. Available either dressed and fully equipped with fixtures, fittings and soft furnishings, or unfurnished; situated on the sought after development of Tavistock Park, LS12.

Accommodation/Facilities and Availability: Available from 1st June.

The house has a landscaped garden with patio area, washing line and a private aspect. There is side access via a gate and off street parking for 2 cars at the front of the property. There is a coach light to the front, security light to the back, and an outside tap, if required.

- 3 Bedroom House
- Furnished
- Great Location
- Large Gardens
- Excellent Transport Route
- Modern Interior
- Available 1st June

ACCOMMODATION

The house briefly comprises of the following:

- Entrance hall with cloakroom/WC
- Kitchen and Dining room: Fully fitted with modern, units, dishwasher, fridge freezer, washer dryer, electric oven and gas hob. The dining room overlooks the garden through double glass french doors. There is a large storage cupboard under the stairs.
- Guest W.C.
- Lounge: with soft textured carpet and large suite.
- Two double bedrooms and a further single bedroom/study, with ample storage/wardrobes.
- House bathroom has a plain white, contemporary suite, with a good powered shower fitted over the bath.
- The loft is fully accessible.



LOCATION

Tavistock Park can be considered one of the most popular developments in the area for young professionals or families; living amongst like minded individuals in a clean, safe, friendly environment, yet conveniently on the edge of the vibrant city of Leeds.

Wortley provides easy reach of local amenities such as: Doctors, dentists, chemist, florist, supermarket, butchers, bakery, sports centre, pubs and cafes; the development itself is on the very the edge of the suburb, opposite the park.

There is a bus stop right outside the development to the city centre, yet this is within walking distance of around 1.5miles. The city has a main line train station. Motorway access for the M1 and M62/621 is close by.

LOUNGE

DINING AREA

BEDROOM ONE

BEDROOM TWO

KITCHEN