



49 Rose Avenue, Horsforth, Leeds LS18 4QE £925 PCM

*****BEAUTIFULLY PRESENTED TWO BEDROOM STONE TERRACE HOUSE SET IN THE HEART OF HORSFORTH*****

Presented to a great standard throughout this charming property set over three floors is not to be missed. Ideally located for the bars, restaurants and amenities of both New Road Side and Horsforth Town Street, as well as the excellent transport links, including the new Kirkstall Forge train station. This property boasts a superb finish and plenty of character throughout and briefly comprises: lounge with lovely high ceilings and modern fitted kitchen to the ground floor. To the first floor there is a double bedroom and a house bathroom. To the second floor is a second double bedroom. The cellar is also a great feature of this property and provides useful additional storage. Externally there is a low maintenance paved garden to the rear. The property offers ready to move in to accommodation and internal viewing is highly recommended. Unfurnished. Bond £1,060. Available Now. Sorry No Pets.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A		(82 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

Please note, a holding deposit equivalent to one week rental will be payable upon application and this will form part of the first month rent.

