

TO LET



Hawksworth Road, Horsforth

2 Bedrooms, 1 Bathroom, Ground Floor Apartment

£950 pcm



MARTIN&CO



**Hawthorn Road,
Horsforth**

Ground Floor Apartment,
2 bedroom, 1 bathroom

£950 pcm

Date available: Available
Now

Deposit: £1,096

Unfurnished

Council Tax band: B

- TWO BEDROOMS
- GROUND FLOOR FLAT
- CLOSE TO TRAIN STATION
- CLOSE TO BUS ROUTES
- EPC - D
- COUNCIL TAX - B

*** AVAILABLE NOW***WELL PRESENTED***FRESHLY PAINTED THROUGHOUT ***

This neutrally decorated flat, conveniently located with easy access to public transport and amenities, features two spacious bedrooms, a practical bathroom, a bright reception room, a fully equipped kitchen, parking, and a garden, making it an ideal retreat for professionals or small families.

Energy Efficiency Rating

Score	Energy rating	Current
92+	A	
81-91	B	
69-80	C	
55-68	D	67 D

*** AVAILABLE NOW***WELL PRESENTED***FRESHLY PAINTED THROUGHOUT ***

We are delighted to present this neutrally decorated flat for let, situated in a highly convenient location with easy access to public transport links and local amenities.

This property boasts two well-proportioned bedrooms, offering ample space for rest and relaxation. The single bathroom is designed with comfort and practicality in mind, ensuring that your morning routine will run smoothly.

The heart of the home lies in the reception room, which is spacious enough for both entertaining guests and unwinding after a long day. The room is bright and airy, offering a welcoming atmosphere that is sure to make you feel at home.

The kitchen, is fully equipped to meet all your culinary needs. Whether you're a culinary novice or an experienced chef, this space will surely inspire you to create wonderful meals.

One of the unique features of this property is the inclusion of both parking and a garden, rarities in many flats. The parking area provides a safe and secure spot for your one vehicle.

In terms of energy efficiency, the property has an EPC rating of D. The council tax for this property falls within band B.

Overall, this property offers a harmonious blend of comfort, convenience, and practicality. Whether you're a professional looking for a peaceful retreat or a small family wanting to be near amenities, this home can meet your needs. We invite you to view this property to truly appreciate its potential.

Martin & Co Leeds Horsforth

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.