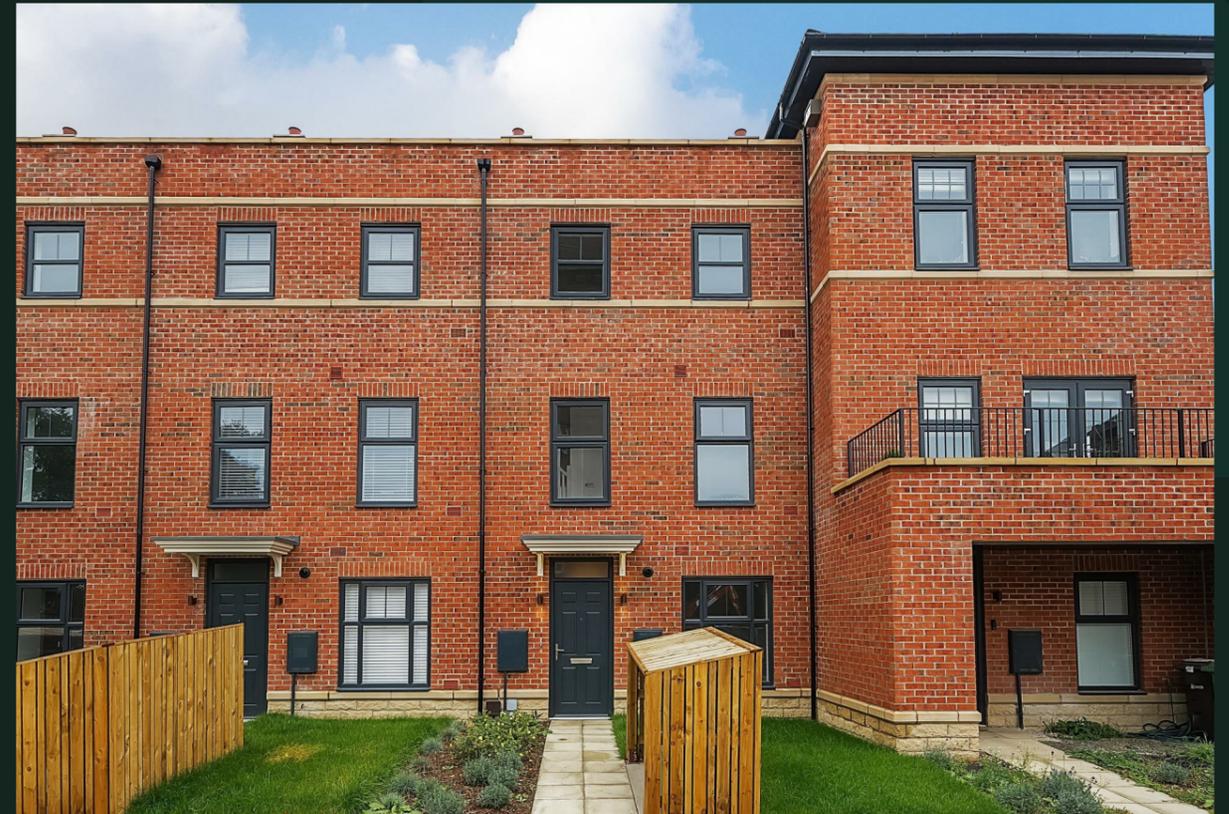


Acacia Fold, LS14

PROPERTY ADDRESS

4 Acacia Fold
Seacroft
Leeds
LS14 6ZR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B	85	
(69-80) C		
(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	



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- Total cost of first month £2,358.46 (rent & deposit)
- Unfurnished
- Built in 2024
- Great location
- Two bathrooms

Modern 2-bedroom, 2-bathroom townhouse built in 2024, ideal for working professionals seeking an energy-efficient home with excellent transport links and low running costs. The property offers over 700 sq ft of well-planned living space across three floors, including two double bedrooms, two modern bathrooms, and a bright open-plan kitchen, living and dining area.

The home features an efficient, low-maintenance kitchen layout with integrated appliances including a washing machine, fridge-freezer, hob and oven. The kitchen is designed to maximise functionality, which is particularly suitable for busy professional lifestyles and those who prefer easy-to-clean, practical spaces.

The wider development is completing routine finishing works for new builds. These are temporary and typical for recently constructed neighbourhoods, and do not affect access to the property. Once completed, the surrounding area will benefit from improved presentation and infrastructure.

Additional features include a private rear garden, two dedicated parking spaces, EPC B for excellent energy efficiency, modern insulation and glazing, and an unfurnished interior that allows tenants to style the home to their preferences.

Located off York Road near Seacroft Hospital and close to Cross Gates, the property provides fast access to major bus routes, Leeds city centre, the A64 and A58. Local supermarkets, retail parks, and amenities are all within easy reach, making this an excellent choice for NHS staff, hybrid workers, office-based professionals, and those seeking a quiet, modern long-term rental.

Available now pending acceptable referencing.



Your Text Here



Early viewing is recommended.

Rent: £1,095 per calendar month

Deposit: £1,263.46

Holding deposit: £252.69