

Ivy Approach, LS14

PROPERTY ADDRESS
20 Ivy Approach
Seacroft
Leeds
LS14 6HB

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			94
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



-
- Total cost of first month: £3,230.76 (rent & deposit)
 - Unfurnished
 - Three double bedrooms
 - Private rear garden
 - Driveway for two cars
-

This recently-built mid-terrace house is unfurnished and boasts a spacious open plan living, kitchen and dining area with French doors leading to the lovely enclosed rear garden. Finished to a high standard throughout with contemporary integrated kitchen appliances including a dishwasher. It has luxury bathroom fixtures and fittings in the downstairs WC, house bathroom and ensuite. There are two large double bedrooms on the first floor with an impressive light and airy master suite on the second floor. There is parking on the driveway for two cars plus an electric vehicle charging point.

The house is in a great location in the Kudos development just off the York Road next to Seacroft Hospital, with easy access to Cross Gates and the city centre.

Available from 15th April subject to acceptable referencing.

Rent: £1,500 per calendar month
Deposit: £1,730.76
Holding deposit: £346.15

