



ALAN COOKE
SALES & LETTINGS
0113 2899
www.alancooke.net
FOR SALE

14 Lickless Terrace, Horsforth
£900 Per calendar month

ALAN COOKE
SALES & LETTINGS

AVAILABLE NOW - THREE BEDROOM TOWN HOUSE -
QUIET LOCATION - WALKING DISTANCE TO
HORSFORTH TRAIN STATION - WALKING DISTANCE TO
AMENITIES OF HORSFORTH - GARDEN TO THE FRONT
AND REAR - BATHROOM - GARAGE

Situated in this quiet road which has an amazing location within just minutes walk of Horsforth Train station and also the many eateries, bars and shops that Horsforth has to offer. With gas central heating and Upvc double glazing the property briefly comprises: Entrance hall, living room with dining area, fitted kitchen which opens onto the rear garden. To the first floor are two double bedrooms and one single, modern bathroom with shower above the bath. The property has a garden to the front and rear (to allow for more space in the garden it could be an option to remove the garage which would give a lovely spacious garden.) EPC RATING C

EPC

The EPC graph (shown above) has been prepared by an external company on our behalf and is a document wherein we have no responsibility

EPC RATING

C

COUNCIL TAX BAND

BAND B

FLOORPLANS

This plan is included as a service to our customers and

is intended as a GUIDE TO LAYOUT only. Not to scale, and to be used for illustration purposes only

MEASUREMENTS

MEASUREMENTS: DUE TO THE VARIATIONS AND TOLERANCES IN METRIC AND IMPERIAL MEASUREMENTS. MEASUREMENTS CONTAINED IN THE PARTICULARS MUST NOT BE RELIED UPON FOR ORDERING CARPETS/FURNITURE ETC.THE BOUNDARIES OF THE PROPERTY HAVE NOT BEEN VERIFIED FROM A DEED PLAN; PURCHASERS ARE ADVISED TO MAKE THEIR OWN ENQUIRIES FROM THEIR OWN SOLICITOR BEFORE EXCHANGE OF CONTRACTS.

MOBILE SIGNAL/BROADBAND COVERAGE

PLEASE CLICK ON THE FOLLOWING LINK TO ASSESS COVERAGE FOR THIS PROPERTY

<https://checker.ofcom.org.uk/>

PARKING

The parking at the property is on street

SEWERAGE

THE PROPERTY IS MAINS CONNECTED

WATER METER

There is/is not a water meter in the property



15a Stonegate Road, Meanwood, Leeds, West Yorkshire, LS6 4HZ

Tel: 0113 289 9669

Email: info@alancookenet.co.uk

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SALES & LETTINGS

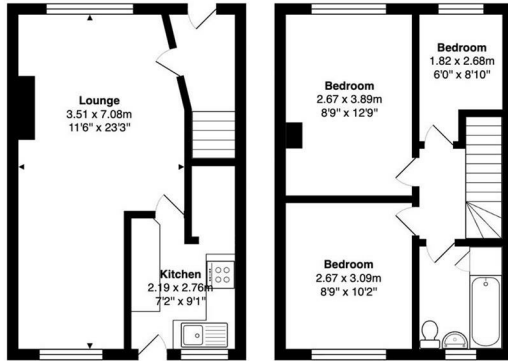
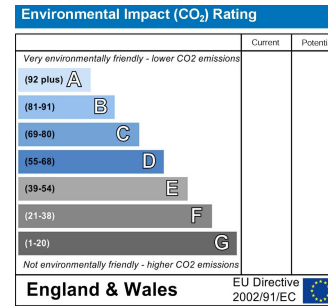
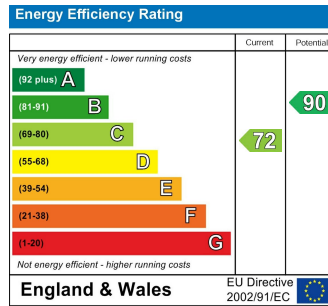


VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am-1pm Saturday. Alternately, please feel free to leave us a voicemail out of hours with your information and we will call you back.

COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460



Ground Floor

First Floor

Total Area: 64.9 m² ... 698 ft²

All measurements are approximate and for display purposes only