



Prune Park Lane, Allerton,

£950 Per Month

**** WELL PRESENTED 3 BEDROOM SEMI WITH GARDENS DRIVE AND GARDEN OFFICE ****

This well presented property is conveniently situated for all local amenities including local shops and recreational facilities. The excellent road network provides easy access to all neighbouring towns and villages and for the commuter the city centres of Leeds and Bradford are within very easy daily reach either by road or rail.

The property briefly comprises , Entrance , lounge ,dining room ,kitchen, downstairs wc .The the first floor there are 3 bedrooms 2 with fitted wardrobes and a house bathroom with shower over the bath .

Externally there is a garden to the front and rear with a drive for ample parking .

The garden benefits a outside wood building with electric and wifi previously used as a office .

Further benefits include GCH and DG .

Council Tax Band C

****VIEW IMMEDIATLEY ****

SORRY NO PETS OR SMOKERS



Deposit

A deposit equivalent to five weeks rent will be required to be paid at the start of the tenancy. This is subject to referencing.



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 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	

