



Woodbine Grove, Idle,

£1,100 Per Month

*****THREE BEDROOM SEMI DETACHED WITH GARDEN AND OFF ROAD PARKING *****

Occupying a cul-de-sac position in this popular residential location close to Idle village with local amenities including shops and nearby supermarkets Apperley Bridge rail station, providing ideal commuting to Leeds is this three bedroom semi detached house.

Benefits from gas central heating, upvc double glazing and alarm system.

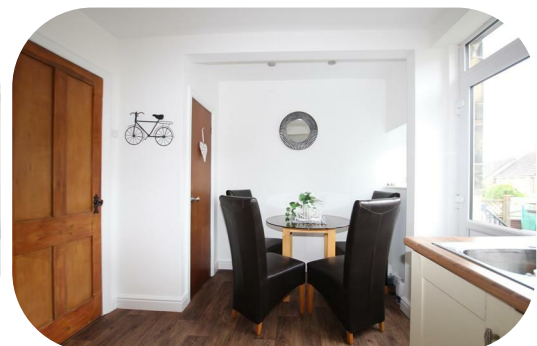
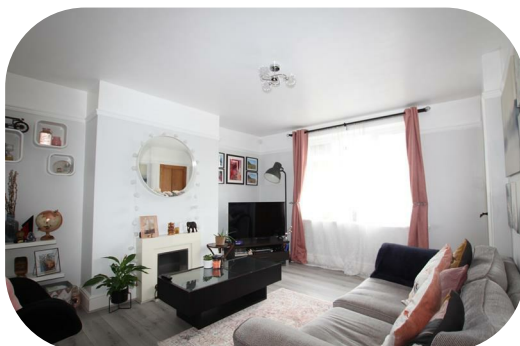
The property briefly comprises ;Entrance, spacious lounge, modern cream fitted dining kitchen, three first floor bedrooms and a modern white house bathroom with shower over the bath .

To the outside there is off-road parking for two cars to the front and a lawn and decked garden to the rear.

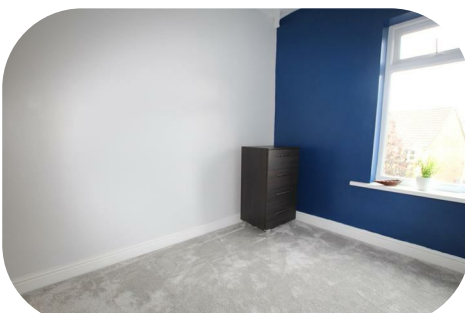
Council Tax Band B.

****VIEW IMMEDIATELY ****

SORRY NO 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		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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