

# HUNTERS®

HERE TO GET *you* THERE

**Oakroyd, 34 Newlay Lane, Horsforth, Leeds, LS18 4LE**

**£2,200 Per Calendar Month**

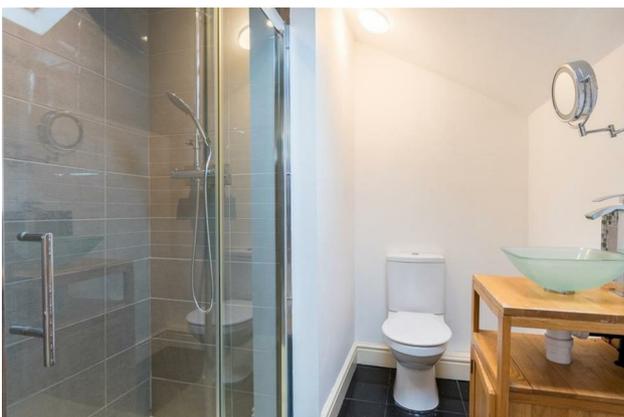
Property Images



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## Property Images



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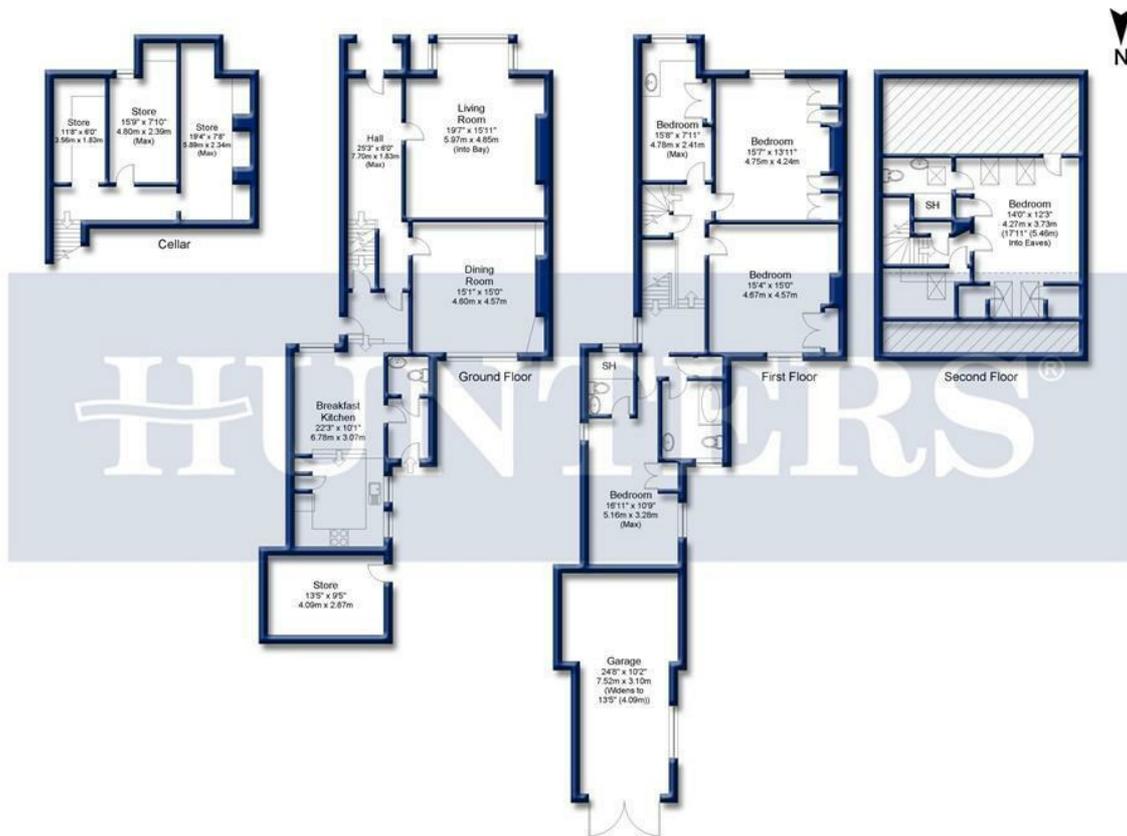
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## Property Images



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Gross internal floor area including cellar, excluding eaves, Ext Store and garage (approx.): 248.1 sq m(2,670 sq ft)  
 Gross internal floor area of Garage (approx.): 26.0 sq m(280 sq ft) & External Store (approx.): 11.7 sq m(126 sq ft)  
 For illustrative purposes only. Not to Scale. Copyright © Zenith Creations.

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			<b>63</b>
(39-54) <b>E</b>	<b>41</b>		
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

Type: House - Semi-Detached Beds: 5 Bathrooms: 3 Receptions: 3 Tenure:

## Summary

AVAILABLE FOR SHORT TERM LET ON FLEXIBLE TERMS UP TO 6 MONTHS

The property is offered on flexible lettings terms from 1 month. Bills can be included for an additional cost.

Oakroyd, Newlay lane is a fantastic, large, characterful, period Victorian Semi-detached property in a sought after part of Horsforth and in catchment for excellent schools.

An impressive reception hallway leads to 3 large reception rooms including the living room with large bay window, south facing views and a large feature fireplace. An impressive dining room featuring wood-burning stove and a large family Kitchen/Diner offering a more modern and practical layout for day-to-day family life. On the ground floor there is also a W.C. and cloakroom.

To the first floor are three-large double bedrooms, one with en-suite and a further house bathroom. On the same floor is a small double bedroom/office space and to the second floor is a further large double bedroom with built in storage, Velux windows and another en-suite shower room.

Outside, there is a large driveway giving access to the rear of the property. A large stone garage attached to the house which offers lots of storage and a large garden with attractive patio perfect for entertaining.

To view, please make enquires to the team.

## Features

- FLEXIBLE LETTINGS TERMS • AVAILABLE FOR SHORT TERM LET • 5 BEDROOMS • 3 BATHROOMS • LARGE GARDEN & GARAGE • LARGE RECEPTION ROOMS • PERIOD VICTORIAN HOME • POSSIBILITY FOR BILLS INCLUDED • COUNCIL TAX: E • EPC:E