



## Hawthorn Grove, Rodley

- SEMI-DETACHED
- FRONT AND REAR GARDEN
- OFF STREET PARKING
- GREAT TRANSPORT LINKS
- THREE BEDROOMS
- PERIOD FEATURES
- VILLAGE LOCATION
- EPC D

£925 Per Month



Tenure:

**HUNTERS®**  
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# Hawthorn Grove, Rodley

## DESCRIPTION

Located on a QUIET RESIDENTIAL street in the popular RODLEY area is this THREE BEDROOM SEMI-DETACHED home. Rodley is within reachable distance of both CALVERLEY and HORSFORTH, both of which offer a large number of amenities. The 'village' itself is close to the Leeds-Liverpool CANAL making it a pleasurable and SCENIC area for walks whilst also offering commuter links to Leeds City Centre and beyond.

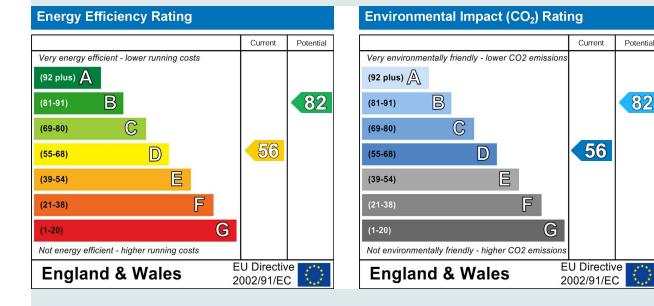
On the ground floor, access into the LIVING ROOM which boasts a number of notable features such as a MULTI-FUEL BURNING FIRE, WOODEN FLOORS AND COVED CEILING. The spacious kitchen diner is LIGHT AND BRIGHT with a selection of wall and base units, space for a dining table and chairs and provides access to rear garden. To the FIRST FLOOR are TWO bedrooms and the HOUSE BATHROOM. Stairs rise to the SECOND FLOOR where the 3rd bedroom is located.

To the front of the property is a driveway offering off street parking for ONE CAR.



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

### Viewing

Please contact our Hunters Pudsey Lettings Office on 01132576198 if you wish to arrange a viewing appointment for this property or require further information.

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