



HUNTERS®
HERE TO GET *you* THERE

4 2 2 D

Woodhill Rise, Leeds, LS16 7DB

Per Calendar Month £1,500 Per Calendar Month



A well presented 4 bedroom semi detached in the much sought after area of Cookridge. The property has undergone recent renovations to include a new loft conversion.

Set over 3 floors, the property has a welcoming entrance hall that leads through to the living room, open plan kitchen dining room, to the first floor there are 3 bedrooms with a house bathroom, to the second floor there is a master bedroom with en suite.

To the outside is a secure private garden to the rear, a range of decking and patio area along with the artificial lawn . To the front is a driveway for vehicle parking.

56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002
otley@hunters.com | www.hunters.com

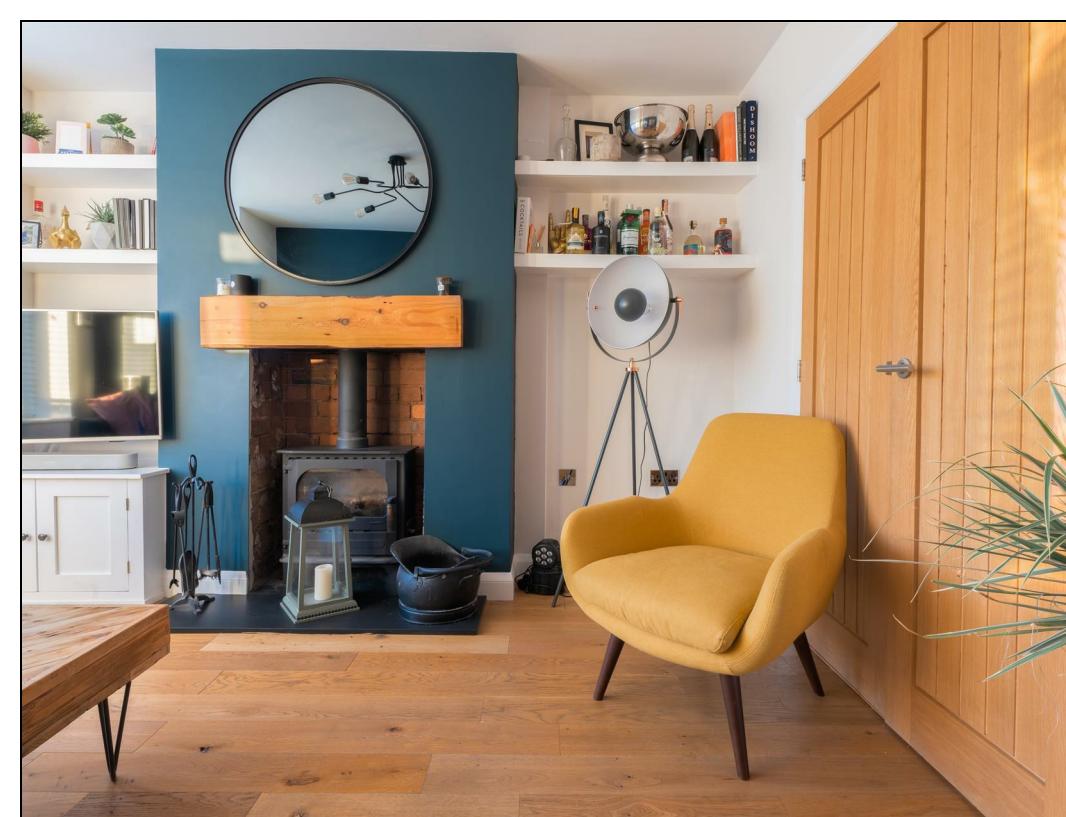


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KEY FEATURES

- AVAILABLE 12TH DECEMBER
- FOUR BEDROOM SEMI DETACHED
 - HIGH SPECIFICATION
 - SET OVER THREE FLOORS
 - LOFT CONVERSION
 - TWO BATHROOMS
 - ENCLOSED GARDEN
- CLOSE TO TRAIN STATION
 - EPC RATING D
 - PET PERMITTED





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Total Area = 1119.5 sq. ft. (104 sq. m.)

Ground Floor

420 sq. ft. / 39 sq. m.



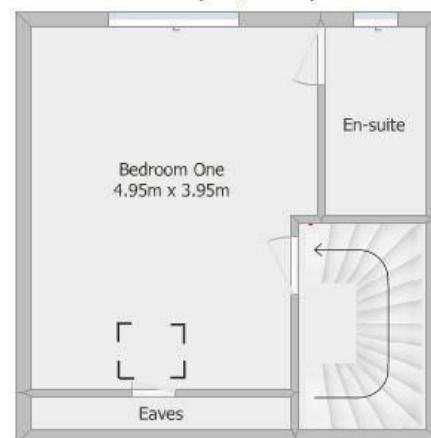
1st Floor

420 sq. ft. / 39 sq. m.



2nd Floor

279.5 sq. ft. / 26 sq. m.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		67
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Please note, all measurements are approximate and are for display / marketing purposes only.

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