



HUNTERS[®]
HERE TO GET *you* THERE

4 2 2 D

Woodhill Rise, Leeds, LSI 6 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



This Hunters business is independently owned and operated by Wharfedale Developments Limited | Registered Address: 56 - 58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | Registered Number: 8605553 England and Wales | VAT No: 184 2099 93 with the written consent of Hunters Franchising Limited.



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





Woodhill Rise, Leeds, LS16
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.



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

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

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