



### Viewings

Viewings by arrangement only.  
Call 0114 483 0038 to make an appointment.

### Vendors Comments

Add text here

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	84
(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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Website: www.jc-salesandlettings.com



## 21 Canada Road, Rawdon, Leeds, LS19 6LR

£1,200 Per month

- Charming and characterful three bedroom cottage
- Available for occupation from early April
- Close to an abundance of amenities
- Warm and welcoming feel throughout
- EPC Grade D
- Deceptively spacious accommodation throughout
- Ideal for a couple or family
- Excellent access to the countryside
- Early viewing highly recommended

## 21 Canada Road, Leeds LS19 6LR

A TRULY CHARMING AND CHARACTERFUL, three bedroom cottage, offering deceptively spacious accommodation which simply must be viewed internally in order to be fully appreciated.

Rarely do properties of this nature come to the market, combining charm, character and practicality in such an appealing setting.

Available for occupation from early April, this delightful home would be ideal for a couple or family alike. The property is conveniently located close to an abundance of local amenities, whilst also being well placed for access to the surrounding countryside, making it an excellent choice for those seeking a balance between convenience and a more scenic setting.

The accommodation on offer provides a warm and welcoming feel throughout, with the cottage style and character helping to create a home of real charm. An internal inspection is strongly recommended in order to fully appreciate the size, standard and overall appeal of the accommodation available.

Given the nature of properties such as this, an early viewing is highly recommended in order to avoid disappointment.

EPC Grade D



Council Tax Band: C

