



POTTERY LANE, WOODLESFORD, LS26

£1,100 per month*

Carter Jonas

FISHPOND LOCK HOUSE, CANAL SIDE, POTTERY LANE, WOODLESFORD, LEEDS, WEST YORKSHIRE, LS26 8PJ

A 3 bedroom detached house situated next to a Canal in Woodlesford

- Three Bedrooms
- Bathroom
- Kitchen
- Downstairs Cloakroom
- Lounge
- Allocated parking
- Garden
- Unfurnished

THE PROPERTY

Accommodation comprising: entrance hall, lounge, kitchen and downstairs cloakroom. To the first floor are three bedrooms and separate family bathroom. Externally there is allocated parking and a large enclosed rear garden.

Available late August for a 12 month tenancy unfurnished.

Pets considered. No access to Loft. Mains water and electricity are connected to the property. Oil central heating

Internet & Mobile: Further information on availability and speeds can be found at checker.ofcom.org.uk

EPC Rating E. Council Tax Band B (please see Leeds Council Website for current cost)

Flood Risk; Low

At a rent of £1,100 per calendar month

Holding deposit of 1 week's rent £253

Security deposit of 5 weeks rent £1269



ADDITIONAL INFORMATION

Offers Available for an initial 12 month term

Viewing Strictly by appointment

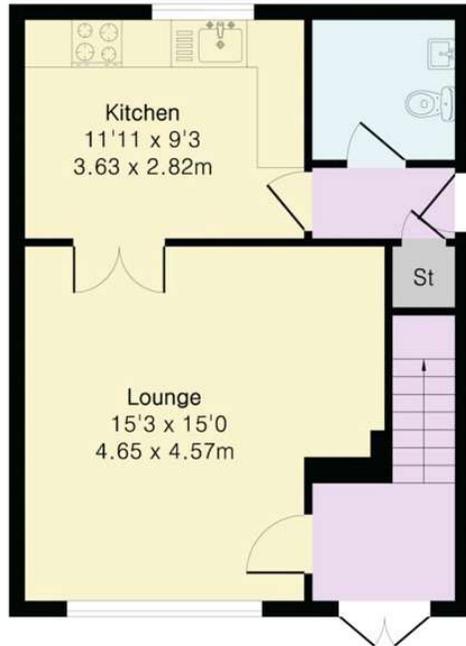
Local Authority Council Tax Band B



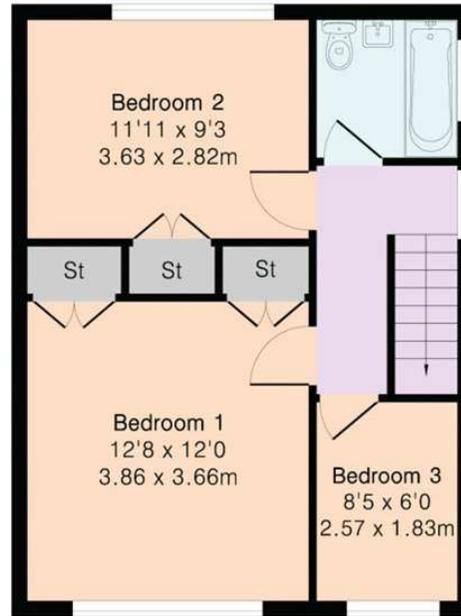
Approximate Gross Internal Area 902 sq ft - 74 sq m

Ground Floor Area 451 sq ft – 42 sq m

First Floor Area 451 sq ft – 42 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Carter Jonas

T: 01865 511444

Mayfield House, 256 Banbury Road, Oxford, Oxfordshire, OX2 7DE

E: oxfordresilettings@carterjonas.co.uk

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IMPORTANT INFORMATION

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