



# TO RENT

[www.alancooke.co.uk](http://www.alancooke.co.uk)



## The Lodge Low Lane, Horsforth, Leeds, LS18 4DF

**Rent: £1,600 Per Month : Deposit: £1,845**

SIMPLY STUNNING - A wonderfully unique three bedroom stone built detached period house is available to rent unfurnished, from 01/08/2023. With modern, recently renovated interiors, gas central heating system, uPVC double glazing, EPC rating D.

Accommodation includes hallway, fine lounge, superb open plan kitchen/dining room with fully integrated kitchen. First floor landing with two double sized bedrooms (front bedroom to include wardrobe) and single third bedroom, modern fully tiled bathroom with hand shower. Accessible and dry basement offering further storage options. Outside is a private parking bay suitable for two vehicles and lawned garden to the rear.

The property is well located by the A6120 Ring Road and is close to local amenities. The property is available unfurnished from 01/08/2023. The landlord is seeking professional, non-smoking tenants with no pets.

## LOUNGE



## DINING ROOM



## OPEN PLAN KITCHEN/DINING ROOM



## KITCHEN



## DINING ROOM



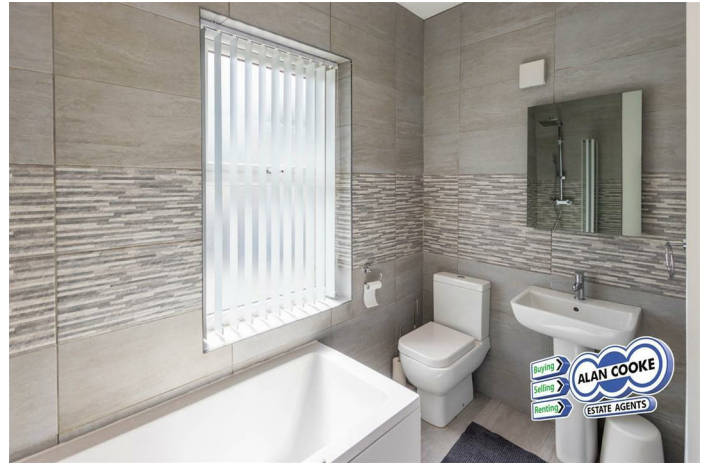
## KITCHEN



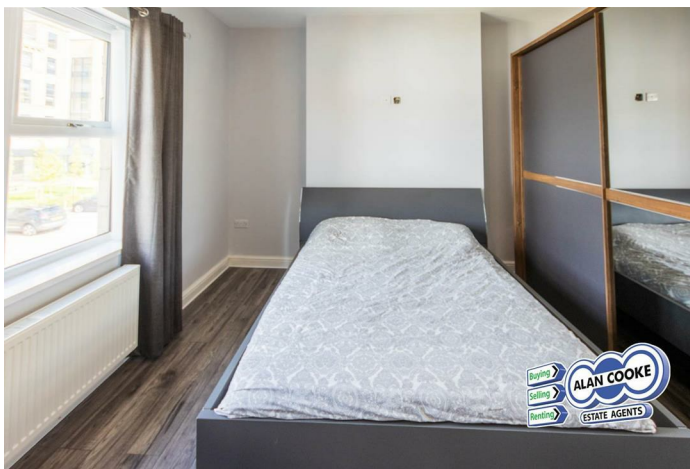
### BEDROOM 1



### BATHROOM



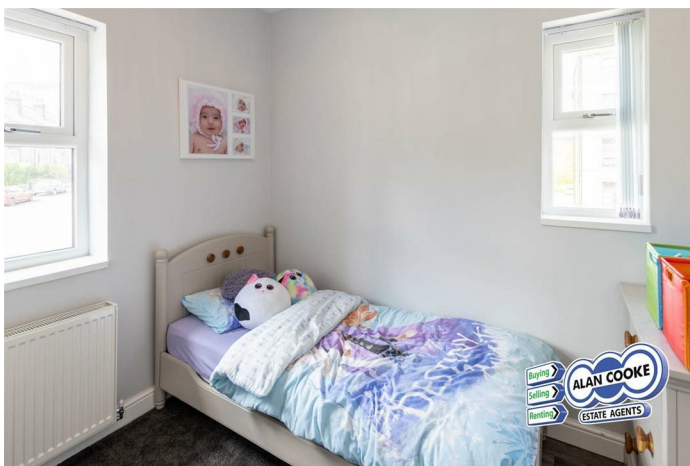
### BEDROOM 2



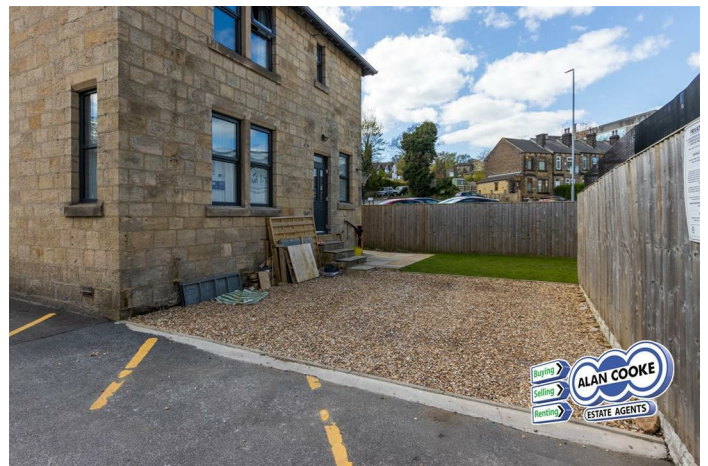
### OUTSIDE



### BEDROOM 3



### OUTSIDE



### COUNCIL TAX

Band F

### HOW TO GET THERE

From the A6120 Ring Road roundabout with Low Lane, travel south on Low Lane (by the Petrol Station) where the property is shortly on the left off a mini-roundabout, opposite The Bridge pub



## VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.

## INTERNAL PHOTOGRAPHS

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the rental

## Alan Cooke Estate Agents Ltd

Incorporated in England 6539351

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	