



Fulham Street, Leeds, LS11 6DF
£1,100 PCM

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Available From:

Security Deposit: **£1269**

Council Tax Band: **A**

- Three-bedroom end-of-terrace property
- Available immediately
- Gas central heating
- Double glazing throughout
- Gardens and Driveway

New to the rental market is this three-bedroom end-of-terrace property, available immediately.

The property benefits from gas central heating and double glazing throughout, along with gardens to both the front and rear. Externally, there is also a driveway providing off-road parking.

Council Tax Band: A.

Early viewing is recommended.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Entrance Porch

Double glazed entrance door

Entrance

Staircase to first floor.

Lounge

18'7" (5.66) approx x 11'4" (3.45) approx

Double glazed door. 2 x double glazed windows. 2 x radiators. Coved ceiling. Fire surround with electric fire. Laminate flooring.

Kitchen

11'6" (3.5) approx x 8'7" (2.62) approx

Range of base and wall units and cupboards. Single drainer sink unit. Fully tiled walls. Sunken spot lights. Tiled flooring. Plumbed for washing machine. Double glazed window.

Landing

Built in cupboard housing central heating boiler

Bedroom One

8'9" (2.67) approx x 14'6" (4.42) approx

Double glazed window. Fitted wardrobe. Radiator

Bedroom Two

9'5" x 11'4" approx (2.87m x 3.45m approx)

Double glazed window. Radiator

Bedroom Three

9'4" (2.84) approx x 5'6" (1.68) approx

Double glazed window. Radiator

Shower Room

Wash hand basin. Vanity unit. Low level WC. Tiled flooring. Fully tiled walls. Step in shower cubicle. Heated towel rail

Front Garden

Patio area. Driveway

Rear Garden

Gated access. Patio area

Council Tax

Band A





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.