



  
**MARTIN & CO**

Abbeydale Mount, Leeds, LS5 3RA

£1,200PCM

**This immaculate semi-detached house, ideal for working professionals, features two bedrooms, a stylish bathroom, a spacious reception room, a modern kitchen, a south-facing garden, ample parking, and a garage, all in a highly sought-after location with excellent transport links for the commuter into Leeds city centre.**





Semi-detached



2



1



1



Off Street



Band - C



EPC - C



We are delighted to present this immaculate semi-detached house to let. Situated in a highly sought-after location, this property is perfect for professionals seeking a high-standard of living.

The house boasts two well-proportioned bedrooms and one stylish bathroom, all designed with a perfect blend of comfort and modern elegance. The reception room is generous in size, providing an ideal spot for relaxation or entertaining guests. The kitchen is equally impressive, fitted with contemporary fixtures that complement the overall aesthetic of the home.

One of the unique selling points of this property is its south-facing garden. This outdoor space is perfect for those who love to soak in the sun or enjoy alfresco dining during the warmer months. The property also offers ample parking space and the added benefit of a single garage.

The property is rated EPC 'C', reflecting its energy efficiency. It also falls within the Council Tax Band 'C'.

The location of this property is second to none. Not only does it have excellent public transport links, it is also in close proximity to local shops and walks, making it ideal for those who want to relax on an evening.

This property, with its unique features and premier location, is not just a house, it is a home with a lifestyle. It's an opportunity that should not be missed. Contact us today to arrange a viewing.

