Sugdens
Sales & Lettings



Links Way, Drighlington,

£2,225 Per Month

********IMMACULATE FIVE BEDROOM DETACHED IN THE POPULAR AREA OF DRIGHLINGTON********
Tucked away in this quiet cul-de-sac location on the outskirts of Leeds, is this superb five bedroom modern detached home.
Offering spacious family sized accommodation over three floors and benefiting from a modern fitted kitchen, three bath/shower rooms and a double garage.
Conveniently situated with easy access to Leeds, Bradford, motorway links and just minutes away from Junction 27 of the M62.
Drighlington boasts a range of amenities including restaurants, cafes, golf courses and well regarded schools close by.
The family sized home comprises entrance hallway, cloaks/wc, dining kitchen, utility room, lounge, three first floor bedrooms - master bedroom having en suite shower room, together with house bathroom. There are two further second floor bedrooms and a shower room.
To the outside there is a landscaped garden with a pergola, lawn and patio areas. A driveway leads to a double garage.
Council Tax Band F .
****VIEW IMMEDIATELY ****
SORRY NO SMOKERS







Entrance Hall
With understairs storage and radiator.

Cloakroom/WC
Modern two piece suite comprising low suite wc, pedestal wash basin, radiator and extractor fan.

Dining Kitchen
21'6" x 9'3" (6.55m x 2.82m)
Modern fitted wall and base units incorporating sink unit, double oven, hob, extractor hood, wine cooler, dishwasher, breakfast bar, radiator and double glazed bay window.

Utility
6'7" x 5'7" (2.01m x 1.70m)
Modern fitted base units incorporating stainless steel sink unit, plumbing for auto washer, radiator, upvc door to rear.

Lounge
23'4" x 10'2" (7.11m x 3.10m)
Modern wood burner fire, radiator, double glazed window, French doors.

First Floor

Bedroom One
15'5" x 10'4" (4.70m x 3.15m)
Modern sliding door wardrobes, radiator and double glazed window. En-Suite Shower Room;

En Suite
Modern three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, radiator and double glazed window.

Bedroom Four
9'5" x 9'7" (2.87m x 2.92m)
Modern built in wardrobe, radiator and double glazed window.

Bedroom Five
8'8" x 9'5" (2.64m x 2.87m)
With built in wardrobe, radiator and double glazed window.

Bathroom
Modern three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator, double glazed window, tiled walls and floor.

Second Floor
With velux window.

Bedroom Two
16'6" x 10'4" (5.03m x 3.15m)
With radiator and double glazed window.

Bedroom Three
13' x 9'6" (3.96m x 2.90m)
With radiator, double glazed window and mirrored sliding door wardrobes.

Shower Room
Modern three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, radiator and velux window.

Exterior
To the outside there is a landscaped garden with a pergola, lawn and patio areas. A driveway leads to a double garage.

Council Tax Band
F / Leeds

Deposit

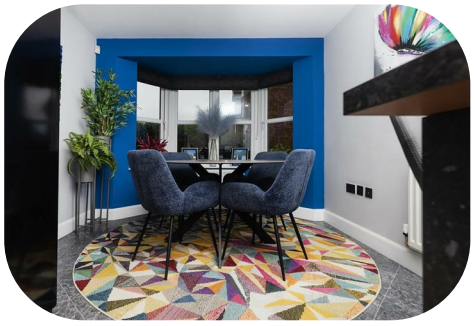
A deposit equivalent to five weeks rent will be required to be paid at the start of the tenancy. This is subject to referencing.

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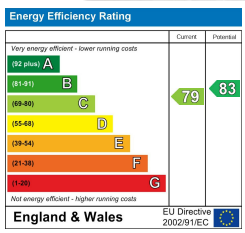


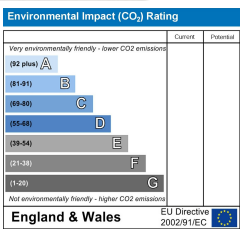






Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.





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