

Leeds
, LS12 4FG

Rental £1,650 pcm
1 bedroom House available Now

11 Southbrook Terrace, West End, Bradford, BD7 1AD
rentals@smartmovesgroup.com

01274 304111

Opening Times

Mon 09.00 - 17.00; Tues 09.00 - 17.00
Wed 09.00 - 17.00; Thurs 09.00 - 17.00
Fri 09.00 - 17.00; Sat 10.30 - 13.30; Sun Closed

* Furnished

Situation

To Let: Spacious 3-Bedroom House – Cliff Oaks, Fawcett Lane, Leeds, LS12 £1,650 pcm | Available Now | Unfurnished Located within the prestigious, gated development of Cliff Oaks in LS12, this elegant three-bedroom semi-detached house offers a blank canvas for those looking to make a house their home. Enjoy luxury living with the convenience of being just 10 minutes from Leeds City Centre. Perched on a hillside adjacent to 14 hectares of parkland, this exclusive community offers security, privacy, and stunning views across the valley. Property Highlights: Three good-sized bedrooms Two bathrooms – including an en-suite to the master bedroom Spacious living room Kitchen with integrated appliances Private garden Allocated off-street parking Development Features: Electric gated entry – providing security and privacy Grade II Listed mansion house conversion Landscaped communal grounds High-speed broadband available Location Benefits: Less than 10 minutes to Leeds City Centre Easy access to Ring Road and bus routes Close to local amenities, schools, and green spaces Key Details: Rent: £1,650 pcm Deposit: [£1,650 pcm] Availability: [Immediately] Furnishing: Unfurnished EPC Rating: [C] Council Tax Band: [D] Contact us today to arrange a viewing.

Accommodation

All measurements are approximate.

Further Information

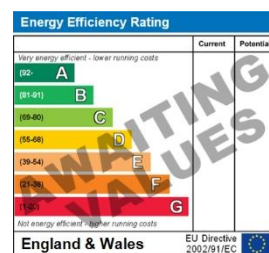
The deposit required is £1,650

The landlord is willing to rent this home to Employed

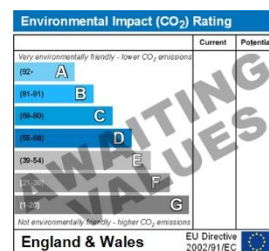
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 12 Months

Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Property Ref: inst-12265

Creation Date: 15/06/2026

IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Smart Property Management Ltd, 2026. Smart Property Management Ltd Registered in England No. 05462675