



TO RENT

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19 Birkdale Walk, Alwoodley, Leeds, LS17 7SX

Rent: £795 Per Month - Deposit: £917

A superb opportunity to live in a peaceful family residential area in the heart of Alwoodley. A well presented, part-furnished two double bedroom semi detached house is available to rent immediately. Mostly uPVC double glazed and with gas central heating system, EPC Rating - D.

Accommodation includes entrance porch, spacious living room with sofas, fitted breakfast kitchen with washing machine, oven, fridge/freezer and pantry. First floor landing, white suite shower room, bedroom 1 with wardrobes, bedroom 2 with wardrobes, single bed and mattress.

Lawned and stocked gardens, secure garage and driveway.

The property offers great travel links to Leeds city centre, North Yorkshire and to West and East Leeds. A wide range of supermarkets, schools, shops and amenities are close by.

Placement of tenancy is subject to receipt of satisfactory references and the landlord is strictly seeking a minimum 12-month rental to tenants with no pets and non-smokers.

LIVING ROOM



BEDROOM 1



LIVING ROOM



BEDROOM 2



KITCHEN



SHOWER ROOM



OUTSIDE



HOW TO GET THERE

Approached from either King Lane or Harrogate Road turn into Nursery Lane, Birkdale Drive and the first left onto Birkdale Way, right onto Birkdale Rise which leads into Birkdale Walk

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) A		
(81-91) B		81
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

