



## 29 Bentley Grove, Meanwood, Leeds, LS6 4AT

- 4 Bedroom End-Terrace
- White House Bathroom
- Top Floor Bedroom
- Available 24/10/2016
- EPC Rating - E
- Fitted Kitchen & Appliances
- Furnished
- En-suite Shower Room
- No smokers/No DSS

**Rent: £895**

**Deposit: £1,343**

Great location. A spacious four bedroom end terrace family home is available to rent. This is a three storey property with a versatile basement. Fully UPVC double glazed and modern gas central heating system.

Accommodation includes hallway, fitted kitchen with appliances, living room, versatile utility basement, white house bathroom suite, spacious bedrooms including a top floor bedroom with en-suite shower room. Street parking. EPC Rating - E

The property is available from 24th October 2016 and is fully furnished. We are seeking non smoking and non DSS tenants.

The property is superbly located in Meanwood offering strong transport links to Leeds City centre and North Leeds. A highly regarded shopping parade is nearby and Waitrose supermarket is within walking distance.

**Viewings:** Please ring us to make an appointment. We are open from 9am to 5:30pm Monday to Friday, 9am to 4pm on Saturdays and 11am to 2pm on Sundays.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>48</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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