



22 Highborne Court, Shadwell, Leeds, LS17 8NW

- Superb Accommodation
- Spacious Living Room
- Fitted Kitchen & Appliances
- Deposit - £938
- EPC Rating C

- 2 Bedroom, 1st Floor Flat
- Fully Furnished
- Brand new Bathrooms
- Available Immediately

Rent: £625

Deposit: £938

Ideal professional accommodation. Well located on a main route through Alwoodley, into Shadwell with great travel links to Leeds City Centre and to North Yorkshire.

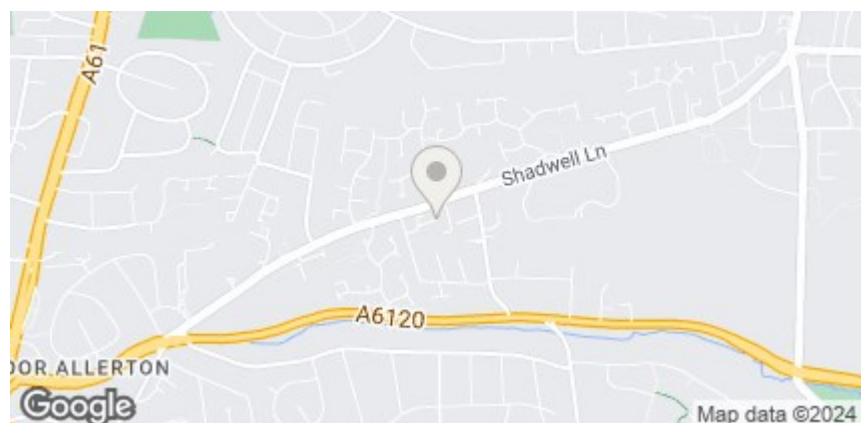
A fully furnished well presented two bedroom first floor apartment is immediately available to rent. With double glazing and gas combi central heating system, EPC rating C.

Accommodation includes steps to communal entrance and hallway and stairs to apartment 22. Inner hallway, spacious lounge with sofa and dining bar, fully fitted modern kitchen with appliances including fridge, freezer, oven, dishwasher, washing machine. Bedroom 1 with double bed, built in wardrobes and dresser, newly renovated ensuite bathroom. Bedroom 2 with single bed, built in wardrobes and dresser. All new mattresses included. Brand new installed tiled shower room. Two allocated parking bay and maintained grounds.

The property is fully furnished and is available immediately. The property has also been professionally cleaned throughout. The landlord is seeking a non smoking tenant with no pets and no DSS. Placement is subject to references and application fess apply.

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) A			
(81-91) B			
(69-80) C		79	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



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