



**41 Brackenhurst Place, Moortown, Leeds, LS17 6WD**

**Rent: £750 Per Month : Deposit: £865**

An excellent two bedroom, two bathroom unfurnished first floor apartment situated in this popular and convenient complex.

Security entry phone system, electric heating and uPVC double glazing. Living room with Juliet balcony, fitted kitchen with electric oven and hob, washing machine, dishwasher and fridge/freezer, master bedroom with built in wardrobes and en-suite shower room, white suite bathroom. Maintained grounds, designated parking. EPC rating C.

The property is well located off the A61 Scott Hall Road, offering superb swift access into Leeds city centre and into North Yorkshire. Also convenient for local shops, supermarkets and schools.

Available from 6/6/2022, the landlord is seeking professional non-smoking tenants with no pets. Placement is subject to receipt of satisfactory references.



Secure communal doorway with security entryphone to:

## COMMUNAL HALLWAY

Staircase to the

## FIRST FLOOR

Door to apartment No 41

## HALLWAY

Wood effect laminate flooring, store cupboard, airing cupboard housing water heater, electric convection heater

## OPEN PLAN LIVING AREA

21'2" x 14'0" (6.46 x 4.27)

Comprising living room and kitchen

## LIVING ROOM



Wood effect laminate flooring, feature bay leading to UPVC double glazed doors and Juliet balcony, two UPVC double glazed windows, two electric convection heaters

## KITCHEN



Range of fitted units and corresponding work tops, stainless steel sink unit with mixer tap and drainer, integrated dishwasher and washing machine, built in oven, 4-ring hob with extractor hood above, tall fridge/freezer, wood effect laminate flooring, breakfast bar, UPVC double glazed window

## BEDROOM 1

15'5" max x 9'10" (4.7 max x 3.0)



Built in wardrobes, UPVC double glazed window, electric convection heater, door to

## EN-SUITE SHOWER ROOM

White suite of walk in shower cubicle, low WC, pedestal wash basin, partly ceramic tiled walls

## BEDROOM 2

13'1" x 8'6" (4.0 x 2.61)



UPVC double glazed window, electric convection heater

## BATHROOM



Jack & Jill bathroom accessed from both bedroom 2 and the hallway. White suite of panelled bath with hand shower, low WC, pedestal wash basin, partly ceramic tiled walls, electric convection heater, UPVC double glazed window

## OUTSIDE

Maintained grounds, allocated parking bay, visitor parking

## HOW TO GET THERE

Situated towards the top of Scott Hall Road, close to Street Lane. Turn from Scott Hall Road onto Fieldhouse Close and then turn right onto Brackenhurst Place

## 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.

## INTERNAL PHOTOGRAPHS

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the rental


## FLOORPLAN

The floorplan is provided for general guidance and is not to scale.

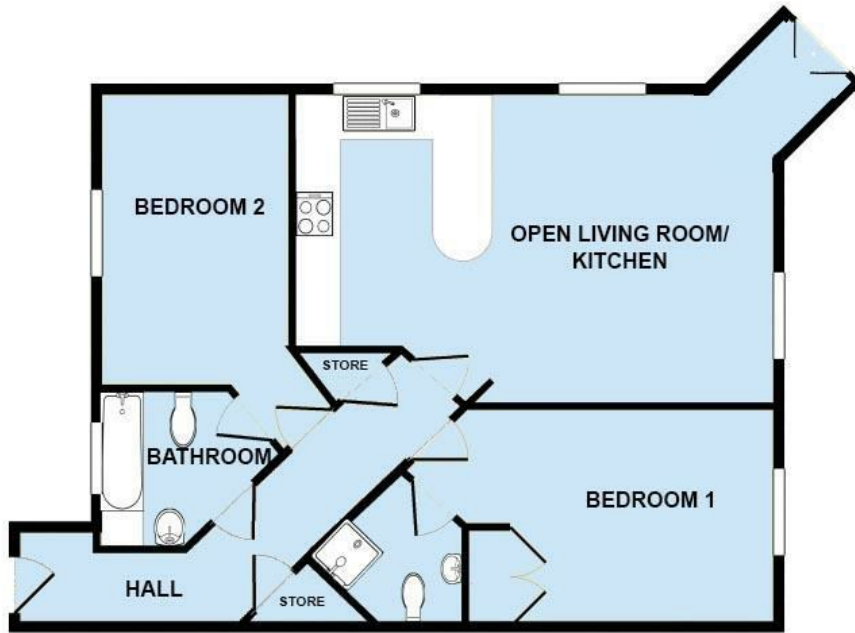
## Alan Cooke Estate Agents Ltd

Incorporated in England 6539351

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





Total Floor Area Approx 724 SQ FT (67.3 SQ M)