



41 Brackenhurst Place, Moortown, Leeds, LS17 6WD

Rent: £850 Per Month : Deposit: £980

An excellent two bedroom, two bathroom unfurnished first floor apartment situated in this popular and convenient complex. Newly decorated throughout. EPC rating C.

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. 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 immediately, the landlord is seeking professional non-smoking tenants with no pets. Placement is subject to receipt of satisfactory references.



OPEN PLAN LIVING AREA



BEDROOM 1



LIVING ROOM



EN-SUITE SHOWER ROOM



KITCHEN



BEDROOM 2



BATHROOM



COUNCIL TAX

Band C

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

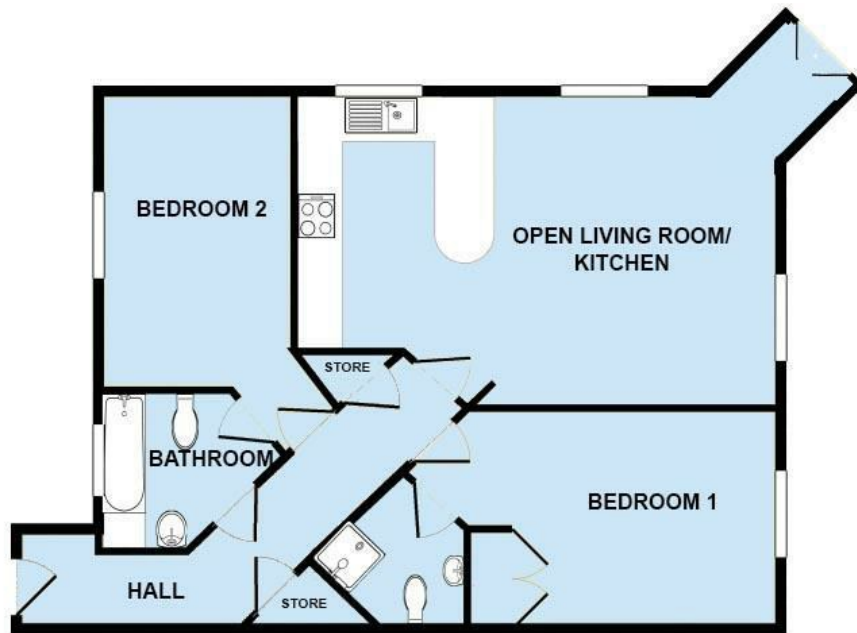
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	80
(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





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