



# TO RENT

[www.alancooke.co.uk](http://www.alancooke.co.uk)



**18 Oakdene Court, Alwoodley, Leeds, LS17 8XS**

**Rent: £1,200 Per Month : Deposit: £1,384**

Offering superb accommodation within this popular residential area, a well presented, unfurnished three bedroom semi detached house is available to rent immediately. Fully uPVC double glazed and gas combi central heating system (boiler installed 2017), EPC rating - C.

The property has been newly decorated throughout and benefits from TV aerial points to each room. Accommodation includes reception hall, open plan living room/dining room, fitted kitchen with built in oven and tall fridge/freezer, first floor landing, two double bedrooms and one single, built in wardrobes in bedroom 1, newly fitted luxury bathroom. Enclosed wrap-around garden, driveway to garage.

The property is well located off Shadwell Lane, offering superb access to local shops, bus routes and local amenities. Excellent access to primary schools and within 1 mile walk to GSAL.

The landlord is looking for at least a 12 month tenancy to a non smoking household. Placement is subject to receipt of satisfactory references.

The property is managed by the landlord who maintains it to a high standard and ensures any issues during tenancy are dealt with quickly and efficiently. We understand that the landlord comes highly recommended, here is an extract from an email from a previous tenant: "We would like to thank you for being an excellent landlady. You have always supported us whenever we have had issues in the house and promptly sent us any money we have laid out for repairs."

**LIVING ROOM**



**KITCHEN**



**LIVING ROOM**



**KITCHEN**



**DINING ROOM**



**BEDROOM 1**



## BEDROOM 2



## OUTSIDE



## BEDROOM 3



## HOW TO GET THERE

From our office on Harrogate Road turn onto Shadwell Lane, cross over the Ring Road eventually turning left onto Oakdene Drive, right onto Oakdene Vale and then right again onto Oakdene Court

## 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

## BATHROOM



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>71</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	

