



**8 Oakdene Vale, Shadwell Lane, Leeds, LS17 8XT**

**Rent: £950 Per Month : Deposit: £1,095**

Ideal accommodation for young professionals – just off Shadwell Lane. A well presented, furnished two double bedroom, 2 bathroom first floor apartment is available to rent immediately. Newly decorated and carpeted, gas central heating.

Accommodation includes communal entrance, stairs to first floor, private entrance to No 8. Hallway, living room with sofa and dining suite, fitted kitchen with appliances, two double bedrooms with wardrobes and beds, en-suite bathroom, shower room. Garage. EPC rating C.

The apartment is furnished as detailed above and is available immediately for professional, non-smoking tenants with no pets. Please note all occupiers must be aged 18+. Maximum number of occupants is 3.

Placement of tenancy is subject to receipt of satisfactory references.

LIVING ROOM



KITCHEN



LIVING ROOM



BEDROOM 1



DINING AREA



EN-SUITE



## BEDROOM 2



## SHOWER ROOM



## GARAGE



## COUNCIL TAX

Band D

## HOW TO GET THERE

From our office on Harrogate Road head north and turn right onto Shadwell Lane, cross over the Ring Road continue along eventually turning left into Oakdene Drive and then immediate right into Oakdene Vale

## 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

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