



# TO RENT

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**53 Ingledeu Court, Alwoodley, Leeds, LS17 8TP**

**Rent: £800 Per Month : Deposit: £923**

Superb Alwoodley accommodation with south facing views over Leeds. An unfurnished two bedroom 3rd floor apartment is available immediately. Security entry phone system, lift to 2nd floor with additional stairs to 3rd floor, spacious L-shaped living room, kitchen with fridge freezer and washing machine, two double bedrooms, white suite shower room, uPVC double glazing, EPC rating D. Maintained grounds, secure storage room. On-site parking can be arranging via the caretaker.

The property is unfurnished and is available immediately for non-smoking tenants with no pets. Placement of tenancy is subject to receipt of satisfactory references. The apartment is prominently located just off the Leeds Ring Road, offering great travel links to North Leeds and Leeds City Centre and is in walking distance to local shops, supermarkets and amenities.

**LIVING/DINING ROOM**



**KITCHEN**



**LIVING/DINING ROOM**



**SHOWER ROOM**



**LIVING/DINING ROOM**



**BEDROOM 1**



## BEDROOM 2



## COUNCIL TAX

Band B

## HOW TO GET THERE

Ingledeu Court is approached from Harrogate Road - just opposite the Water Tower, or by car from Sandringham Gardens, Sandringham Approach and then Sandringham Drive.

## 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

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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	



## Second Floor

Approx. 69.9 sq. metres (752.4 sq. feet)

