



TO RENT

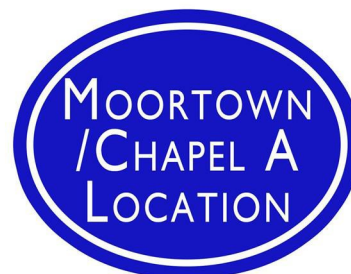
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INTERIOR PHOTOGRAPHS UNAVAILABLE UNTIL 7 FEBRUARY



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10 Stainburn Mount, Moortown, Leeds, LS17 6NW

Rent: £950 Per Month : Deposit: £1,425

On the Moortown/Chapel Allerton border - offering superb, newly renovated interiors, a lovingly improved three bedroom semi detached house is available for renting. EPC Rating- TBC.

Fully UPVC double glazed and brand new central heating system. Stunning open plan dining kitchen with appliances and generous range of storage options, lounge, first floor landing with two double bedrooms and a single third, new bathroom suite with separate WC. Driveway, carport and off street parking available for several vehicles. Low maintenance front garden, lawned and stocked rear garden and detached garage.

The property is well located in the heart of Moortown and offers superb access to local schools and amenities and is a pleasant walk-away from Chapel Allerton and Roundhay.

The landlord is seeking a professional/family non-smoking tenant wanting a 12 month rental. The property is unfurnished with kitchen appliances included. Available 18 February 2019, subject to satisfactory references. Application fees apply. No DSS, No Pets.

Notes On Photographs

Although the interiors of the property have just been renovated, the floorings are due to be laid in early February. We have delayed the promotion of the interiors until this is completed.

GROUND FLOOR

Steps up to UPVC double glazed door

PORCH

With UPVC double glazed windows to three sides, shelving, glazed door with glazed side panel to the:

HALL

Turned staircase leading up to first floor

LOUNGE

13'6" x 11'10" (4.12 x 3.62)

With UPVC double glazed bay window to the front, central heating radiator

OPEN PLAN DINING KITCHEN

17'11" x 11'9" (5.47 x 3.6)

Superb, newly renovated dining kitchen with brand new generous range of storage and matching worktops - all fit to a "Gold-standard". Under-unit and kickboard lighting. Integrated appliances include double oven, electric hob, stainless steel sink with mixer tap and drainer. Kitchen appliances include washer/drier, fridge freezer and washing machine. UPVC double glazed window & double doors leading out to rear, UPVC double glazed door leading out to side carport.

FIRST FLOOR

LANDING

UPVC double glazed window, ceiling hatch access to loft, coving

BEDROOM 1

11'6" x 11'0" (3.52 x 3.36)

UPVC double glazed window, coving, built in wardrobes

BEDROOM 2

11'11" x 10'7" (3.65 x 3.23)

UPVC double glazed window, generous range of built in wardrobes

BEDROOM 3

6'0" x 6'11" (1.85 x 2.12)

UPVC double glazed window

BATHROOM

Brand new bathroom featuring panel bath with wall shower, vanity washbasin, UPVC double glazed window

WC

Newly installed low WC, part ceramic tiled walls, UPVC double glazed window

OUTSIDE

Sloped driveway to front offering off-street parking for several vehicles with covered carport and elevated level parking space. Detached secure garage. Low maintenance paved and stocked garden with front hedge border. Enclosed lawned and stocked garden to rear with paved border and patio.

HOW TO GET THERE

From our Harrogate Road office, travel southwards and turn left onto Stainburn Drive, right onto Stainburn Crescent where Stainburn Mount is eventually on the right.

Alan Cooke Estate Agents Ltd

Incorporated in England 6539351

Energy Efficiency Rating

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