



TO RENT

www.alancooke.co.uk



131 Sandringham Drive, Alwoodley, Leeds, LS17 8DQ

Rent: £850 Per Month : Deposit: £980

Set within one of North Leeds most accessible residential areas, an attractive, two bedroom semi detached house is available to rent from 21/4/2022.

Accommodation includes entrance foyer, through lounge, conservatory, fitted kitchen with oven and fridge/freezer, ground floor WC/utility with washing machine, storage cupboard. Landing with linen cupboard and walk-in store room, main double bedroom with bed and mattress, second bedroom with wardrobe. White shower room suite. Lawned enclosed gardens, outhouse offering versatile usage with electric power, driveway for off-street parking. Fully uPVC double glazed and gas central heating system. EPC Rating- D.

The landlord is seeking a professional/family non-smoking tenant with no pets, wanting a minimum 12 month rental. The property is mostly unfurnished. Available from 21/4/2022, subject to satisfactory references.

LIVING ROOM



BEDROOM 1



CONSERVATORY



BEDROOM 2



FITTED KITCHEN



SHOWER ROOM



OUTSIDE



OUTHOUSE



COUNCIL TAX

Band A

HOW TO GET THERE

From the east bound Ring Road, turn onto Sandringham Gardens and left onto 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) A | | |
| (81-91) B | | 82 |
| (69-80) C | | |
| (55-68) D | 62 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

