



TO RENT

www.alancooke.co.uk



8 Chartwell Court, Shadwell Lane, Leeds, LS17 8AY

Rent: £750 Per Month : Deposit: £865

A two bedroom unfurnished ground floor apartment is available to rent immediately. Convenient location on the Slaid Hill junction, by local shops and amenities and great transport links, with well presented interiors, offering superb professional/family accommodation.

Fully uPVC double glazed, gas central heating system, EPC rating - C. Accommodation includes, communal entrance into hallway, private entrance to apartment No 8, hall, fine lounge, fitted kitchen with appliances including tall fridge freezer, electric double oven and hob, washing machine. Inner hallway with storage cupboard, bedrooms with built in wardrobes, modern white bathroom suite. Maintained lawns outside with shared parking.

The apartment is well located on Shadwell Lane, offering walking distance to local amenities including Sainsbury's Local, busy shopping parades and schools. The property also offers great travel links to Leeds city centre, North Yorkshire, and to West and East Leeds.

The landlord is seeking a professional/family non-smoking tenant. The property is available immediately and is subject to receipt of satisfactory references.



LIVING ROOM



BEDROOM 2



KITCHEN



BATHROOM



BEDROOM 1



HOW TO GET THERE

Approached from Shadwell Lane at Slaid Hill, cross over the lights towards Shadwell village where Chartwell Court will be found on the left hand side

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		
(69-80) C	69	73
(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	

