



TO RENT

www.alancooke.co.uk



140 Main Street, Shadwell, Leeds, LS17 8JB

Rent: £825 Per Month : Deposit: £950

Offering delightful cottage accommodation in a quaint village setting. A superb two bedroom unfurnished mid-terrace is available to rent immediately. Close to Shadwell Primary School. Fully uPVC double glazed and modern gas combi central heating system, EPC Rating - D. Accommodation includes fine lounge, fitted kitchen with electric double oven, hob and dishwasher, utility room with washing machine, first floor main double bedroom and second single bedroom, deluxe white bathroom suite with tub and wall shower. Pleasant paved rear garden and street parking. The property is available immediately and the landlord is seeking a non-smoking professional tenant with no pets. Placement is subject to satisfactory references.

LOUNGE



BEDROOM 2



KITCHEN



UTILITY



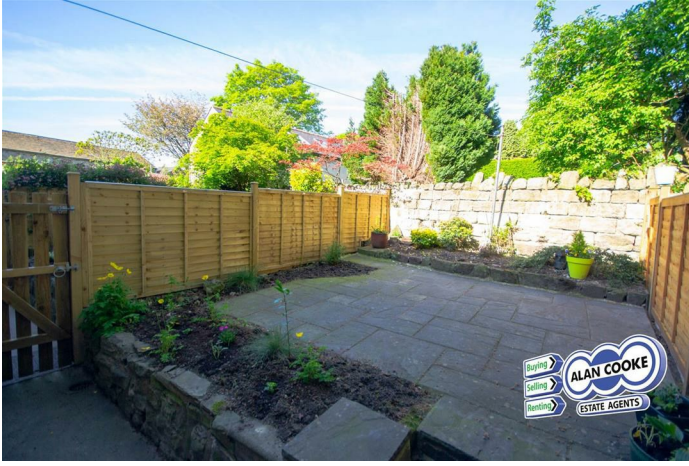
BEDROOM 1



BATHROOM



OUTSIDE



HOW TO GET THERE

The property is located on the main road through Shadwell Village, close to Shadwell Primary School.

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		90
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	