



TO RENT

www.alancooke.co.uk



32 Sandringham Gardens, Alwoodley, Leeds, LS17 8DD

Rent: £825 Per Month : Deposit: £950

Offering convenient Leeds 17 accommodation in a pleasant cul-de-sac. A two bedroom first floor, unfurnished apartment is available to rent from 24.06.2024. Fully uPVC double glazed and gas central heating system, EPC rating D.

Accommodation includes modern fitted kitchen with white goods, white suite bathroom with shower, lounge, dining room, two double bedrooms. Maintained grounds, street parking.

The property is available from 24.06.2024. The landlord is seeking a non-smoking professional tenant with no pets. Placement of tenancy is subject to satisfactory references and credit assessments. Non-UK applicants must provide valid right to rent consent before their application can be considered.

LOUNGE



BEDROOM 1



KITCHEN



BEDROOM 2



DINING



BATHROOM



COUNCIL TAX

Band B

HOW TO GET THERE

Sandringham Gardens is located directly off the Ring Road between Harrogate Road and Shadwell Lane



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. Please note the photographs were taken in 2020.

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	57	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	

