



28 Crofton Rise, Shadwell, Leeds, LS17 8LE

Rent: £995 Per Month : Deposit: £1,148

Offering superb family accommodation. An unfurnished three bedroom family semi-detached house is available to rent immediately. Fully uPVC double glazed and gas central heating system, EPC rating - D. Accommodation includes reception porch, hallway, living room, open plan dining kitchen with white goods including washing machine, dishwasher, fridge and freezer. First floor landing with double bedroom with built in wardrobes to the front, double bedroom to the rear and single third bedroom. White bathroom suite with bathtub and wall shower, separate WC.

Driveway to detached garage, spacious lawned garden to the rear.

The landlord is ideally looking for a minimum 12-month contract with tenants who are non-smokers with no pets. Placement of tenancy is subject to the receipt of satisfactory references.

LOUNGE



BEDROOM 1



KITCHEN



BEDROOM 2



KITCHEN



BEDROOM 3



BATHROOM



OUTSIDE



OUTSIDE



HOW TO GET THERE

From Main Street in Shadwell turn onto Strickland Avenue where Crofton Rise is on the right hand side

VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday, 9am to 4pm on Saturdays and 11am to 2pm on Sundays.



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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	