



TO RENT

www.alancooke.co.uk



33 Fairfield Court, Alwoodley, Leeds, LS17 8UA

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

Offering superb Alwoodley accommodation with secure garage. An unfurnished, two bedroom, two bathroom first floor luxury apartment with built in wardrobes and kitchen appliances included is available to rent from 01/09/2022. Accommodation includes communal entry and stairs to upper floors, private entrance to No 33. Hallway with cloak cupboard, fine lounge, stunning modern breakfast kitchen with complete range of integrated appliances, main bedroom with en-suite shower room, second double bedroom, deluxe bathroom suite. Outside the property has shared parking bays and a secure private garage. EPC rating - C.

The apartment is well located on Harrogate Road offering walking distance to local shops, bus routes and amenities. The property also offers great travel links to Leeds city centre, North Yorkshire and beyond.

The landlord is seeking professional non-smoking tenants with no pets. Placement is subject to receipt of satisfactory references.

KITCHEN



BEDROOM 1



LOUNGE



BEDROOM 1



LOUNGE



EN-SUITE SHOWER ROOM



BEDROOM 2



BATHROOM



COUNCIL TAX

Band D

HOW TO GET THERE

Fairfield Court is accessed directly from Harrogate Road

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	80	80
(69-80) C		
(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	



First Floor
Approx. 67.0 sq. metres (721.5 sq. feet)

