



# TO RENT

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## Flat 1, 64 Hollyshaw Lane, Crossgates, Leeds, LS15 7AG

**Rent: £595 Per Month - Deposit: £686**

Conveniently located within 200m of Crossgates train station and shopping/amenities. A very well presented, recently renovated, unfurnished one bedroom ground floor apartment with off-street parking is available to rent from 30/09/2021.

Fully uPVC double glazed and gas central heating system. Accommodation includes communal entrance into hallway, private entrance to apartment No 1. Hall, lounge, fitted kitchen with oven and hob, plumbing for washing machine. Bedroom with built in wardrobes, white shower room suite. To the rear is an allocated paved parking bay accessible from the kitchen. EPC rating - D.

The landlord is seeking a professional non-smoking tenant. Professionals with employment income are preferred.

The property is unfurnished and is available from 30/09/2021. Placement of tenancy is subject to receipt of satisfactory references.

**LOUNGE**



**SHOWER**



**KITCHEN**



**BEDROOM**



**WASH ROOM**



**OUTSIDE**



**OUTSIDE**



**HOW TO GET THERE**

Hollyshaw Lane is located 200m south of the Crossgates Shopping Centre, just off the A6120 Ring 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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Current	Potential
65	74

