



# TO RENT

[www.alancooke.co.uk](http://www.alancooke.co.uk)



**Flat 3, 25 Morrill Avenue, Leeds, LS15 7EP**

**Rent: £850 Per Month : Deposit: £980**

This two bedroom unfurnished, second floor apartment is available to rent from 01/06/2023. Fully uPVC double glazed and gas central heating system, EPC rating D. Accommodation includes, communal entrance into hallway, stairs to all floors, private entrance to apartment No 3. Hall, lounge, fitted kitchen with oven and hob, plumbed for washing machine. Two bedrooms, white bathroom suite with hand shower.

The landlord is seeking a professional/family non-smoking tenant. The property is unfurnished and available from 01/06/2023, subject to satisfactory references.

The property is conveniently located close to local shopping and amenities including the Crossgates Shopping Centre and The Springs, Thorpe Park. There are good bus routes to the city and surrounding areas and the train station is a short walk away.

## HALL



## BEDROOM 1



## LOUNGE



## BEDROOM 2



## KITCHEN



## BATHROOM



## COUNCIL TAX

Band A

## HOW TO GET THERE

From the Leeds Ring Road, turn onto Green Lane. Turn right onto Primrose Lane where Morritt Avenue 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 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

