



# TO RENT

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**45 Plantation Avenue, Alwoodley, Leeds, LS17 8TB**

**Rent: £1,350 Per Month : Deposit: £1,557**

Offering superbly presented interiors, an immediately available three bedroom unfurnished detached house in this popular residential location off Wigton Lane.

Fully uPVC double glazed and gas combi central heating system, EPC rating D.

Accommodation includes porch, open living room and dining room with polished wood flooring throughout.

Modern fitted kitchen with integrated appliances including oven, fridge/freezer, washing machine and dishwasher. Two double sized bedrooms with wardrobes and one single sized bedroom. Modern white bathroom with shower and WC, separate WC. Well presented lawned and stocked gardens to the front and rear. Detached garage and driveway.

The property is available unfurnished for a minimum 12 months tenancy and is available for non-smoking tenants with no pets.

The house is well located within walking distance of the Slaid Hill convenience stores, shops and pub, and offers great access to local schools and travel routes into Leeds city centre and the North Yorkshire countryside.

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**LOUNGE**



**KITCHEN**



**LOUNGE**



**BEDROOM 1**



**DINING ROOM**



**BEDROOM 2**



### BEDROOM 3



### BATHROOM



### OUTSIDE



### COUNCIL TAX

Band D

### HOW TO GET THERE

From Wigton Lane turn onto High Ash Avenue and then left onto Plantation Avenue

### 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

