

23 Wayland Approach, Adel, Leeds, LS16 8JF

Rent: £700 Per Month : Deposit: £805

Offering superb stunning modern interiors, a well presented two bedroom unfurnished ground floor apartment is available to rent from 12/04/2023. Gas combi central heating system and uPVC double glazing. Relaxing outdoor decked seating area with summer house. EPC Rating C.

Accommodation includes entrance hall, open living/dining kitchen with full range of fitted integrated appliances including double oven, gas hob, modern inset sink, dishwasher, washing machine, fridge/freezer. Two good sized bedrooms, main bedroom with wardrobes. Modern stylish shower room with walk in shower cubicle. Shared off-street parking.

Available from 12/04/2023 the property is unfurnished and is available for non-smoking tenants with no pets.

Placement of tenancy is subject to receipt of satisfactory references.

The property is well located in Adel and offers swift access into Leeds city centre and into North Yorkshire.

KITCHEN



LIVING/DINING AREA



LIVING/DINING AREA



BEDROOM 1



LIVING/DINING AREA



BEDROOM 1



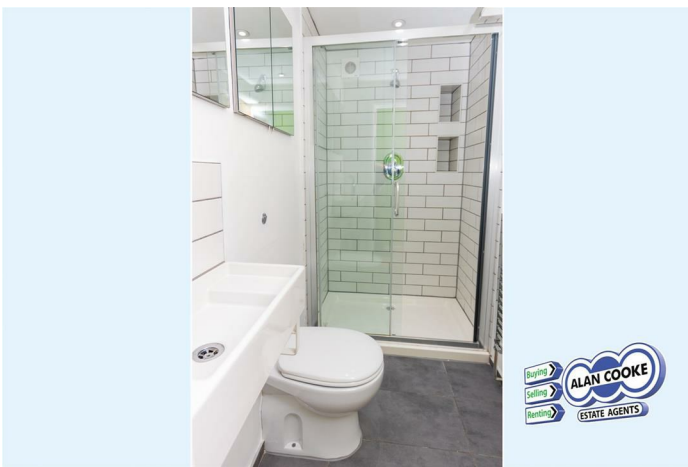
BEDROOM 2



OUTSIDE



SHOWER ROOM



COUNCIL TAX

Band A

HOW TO GET THERE

From our office on Harrogate Road head north and turn left on to the Ring Road (A6120), turn right onto Long Causeway, right onto Sir George Martin Drive and then left onto Wayland Approach

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

FRONT



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	73	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	