



# TO RENT

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



**16 Buckstone Green, Alwoodley, Leeds, LS17 5HA**

**Rent: £1,200 Per Month - Deposit: £1,384**

Immediately available - A great opportunity to rent a fine, unfurnished three bedroom semi-detached family house proudly located at the head of a pleasant cul-de-sac in the Buckstones. Fully uPVC double glazed, gas central heating system, EPC rating - D.

Accommodation and furnishings include: Porch into entrance hall, lounge, dining room, fitted kitchen with oven, gas hob, fridge, freezer and tumble dryer, side porch. First floor landing, bedroom 1 with built in wardrobes, bedroom 2 with built in wardrobes, bedroom 3, white-suite bathroom with bath tub and wall shower, separate WC. Driveway to secure garage with upright freezer, enclosed spacious lawned and stocked rear garden. The property is well located close to local shops, schools and amenities. The property is available immediately and applications are subject to references. Strictly no smokers.

[enquiries@alancooke.co.uk](mailto:enquiries@alancooke.co.uk) ☐ 0113 2888 666 ☎



## HALLWAY



## DINING ROOM



## KITCHEN



## BEDROOM 1



## LOUNGE



## BEDROOM 2





### BEDROOM 3



### OUTSIDE



### BATHROOM



### HOW TO GET THERE

From King Lane turn onto Buckstone Road, left onto Buckstone Avenue where Buckstone Green is shortly 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

### OUTSIDE



### 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>		<b>72</b>
(55-68) <b>D</b>	<b>55</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	

