



TO RENT

www.alancooke.co.uk



93 Ring Road, Crossgates, Leeds, LS15 7QB

Rent: £900 Per Month - Deposit: £1,038

Available immediately - A very well presented unfurnished, three bedroom semi-detached house with gas central heating system, uPVC double glazing, EPC rating - E.

Accommodation briefly comprises hallway with under stairs cupboard for storage, open plan dining kitchen with modern fitted white kitchen with integrated dishwasher, integrated fridge, oven and hob with extractor above. Living room with large bay window, electric fire and laminate flooring. Two double bedrooms and one single bedroom. Extensive range of built in wardrobes to the master bedroom. White bathroom suite with shower over bath and separate WC.

Driveway offering parking for several vehicles, front garden with stocked borders. Good sized lawn rear garden with stocked borders and patio area. Detached garage with electric power and light.

Offering excellent travel links to the city centre and M1 via car or public transport. Crossgates train station is a short distance away and the Crossgates Shopping Centre and surrounding bars and restaurants are a few minutes walk away.

The landlord is seeking professional tenants with no pets and no smokers. Placement of tenancy is subject to receipt of satisfactory references.

ENTRANCE HALL



KITCHEN AREA



LOUNGE



DINING AREA



OPEN PLAN DINING KITCHEN



BEDROOM 1



BEDROOM 2



REAR



BEDROOM 3



HOW TO GET THERE

The property is situated on the northbound carriageway of the Ring Road (A6120) between Crossgates Road and Barwick 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

BATHROOM



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	