



# TO RENT

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



**39 Old Lane, Beeston, Leeds, LS11 7AB**

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

Immediately available - A well presented unfurnished, three bedroom semi-detached house is available to rent. Mostly uPVC double glazed, gas central heating system, EPC rating - D.

Accommodation includes entrance hall, lounge, dining room, fitted kitchen with oven and plumbing for washing machine. First floor landing with three bedrooms, well-presented bathroom with shower and WC.

Outside the property has lawned and stocked gardens and there is access to a garage for convenient storage.

The property is well located close to local shops, schools and amenities. The property is unfurnished and is available immediately and applications are subject to references. Strictly no cats or dogs. Strictly no smokers.

## LOUNGE



## BEDROOM 1



## DINING ROOM



## BEDROOM 2



## KITCHEN



## BEDROOM 3



## BATHROOM



## OUTSIDE



## 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>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</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	

