



TO RENT

www.alancooke.co.uk



37 Parkside View, Meanwood, Leeds, LS6 4NS

Rent: £1,200 Per Month : Deposit: £1,380

A great opportunity to rent a well presented fully furnished three bedroom semi-detached family house set at the end of a cul-de-sac. Available from 01/09/2022. Fully uPVC double glazed and gas central heating system.

Accommodation and furnishings include: Entrance hall, lounge with sofa, TV and side tables, dining room with dining table and chairs, fitted kitchen with oven, washing machine, dishwasher and fridge/freezer. First floor landing, double sized bedroom 1 with double bed and built in wardrobes, double sized bedroom 2 with double bed and wardrobe, single sized third bedroom with bed, bathroom with bathtub and wall shower.

Driveway and garage for off-street parking, enclosed lawned rear garden with long views.

The property is well located close to local shops and amenities. The property is available from 01/09/22 and applications are subject to reference. Strictly no smokers. EPC rating - D. Council tax band C.

enquiries@alancooke.co.uk ☐ 0113 2888 666 ☎

LOUNGE



KITCHEN



LOUNGE



LANDING



DINING ROOM



BEDROOM 1



BEDROOM 2



OUTSIDE



BEDROOM 3



OUTSIDE



BATHROOM



HOW TO GET THERE

From the Leeds Ring Road turn onto Tongue Lane (opposite Sainsbury's Moor Allerton). Continue onto Church Lane were Parkside View is 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



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

