



TO RENT

www.alancooke.co.uk



1 Deanswood Close, Alwoodley, Leeds, LS17 5JB

Rent: £700 Per Month : Deposit: £807

Offering modern accommodation, close to local schools, bus routes and amenities, a well presented one bedroom ground floor unfurnished apartment with gardens to the rear is available immediately. With uPVC double glazing, gas central heating system and laminate flooring, EPC rating C.

Accommodation includes entrance hall with storage cupboards, lounge, fitted kitchen with fridge freezer, oven and hob, double bedroom, white bathroom suite.

The apartment is available immediately ideally on a minimum 12-month lease basis to non-smokers with no pets. Placement of tenancy is subject to satisfactory references.

LOUNGE



BEDROOM



LOUNGE



BATHROOM



KITCHEN



REAR



HOW TO GET THERE

From our office on Harrogate Road head north then turn left onto the A6120 Ring Road, turn right at the next roundabout onto King Lane. Turn left just before the Park & Ride into Cranmer Road, right into Cranmer Gardens and follow the road onto Cranmer Rise and then left into Deanswood Drive and finally left again into Deanswood Close



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

FLOORPLAN

The floorplan is provided for general guidance and is not to scale.

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 | | |
| (69-80) C | 72 | 76 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |



Ground Floor

Approx. 41.8 m² (449.8 ft²)

