



# TO RENT

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**26 Blackmoor Court, Alwoodley, Leeds, LS17 7RS**

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

Perfect for young professionals. Offering well maintained modern interiors, this two bedroom second (top) floor apartment is immediately available to rent. Electric heating system, uPVC double glazing, EPC rating D. Accommodation includes communal entrance and hallway with stairs to upper floors, private entrance to No 26. Entrance hall, open living/dining room, fitted kitchen with cooker and hob, fridge and washing machine.

Two good sized bedrooms, modern bathroom. Garage and shared parking.

Available immediately, the property is unfurnished and is available to non-smoking tenants with no pets.

Placement of tenancy is subject to receipt of satisfactory references.

The property is well located in Alwoodley and offers swift access into Leeds city centre and into North Yorkshire.

**KITCHEN**



**LIVING/DINING ROOM**



**LIVING/DINING ROOM**



**BEDROOM 1**



**LIVING/DINING ROOM**



**BEDROOM 2**



## BATHROOM



## COUNCIL TAX

Band B

## HOW TO GET THERE

From Harrogate Road turn into King Lane, cross over the Ring Road continue along and then turn right into King Drive where Blackmoor Court is situated on the left 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>59</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	

