



### 3 Birkdale Rise, Alwoodley, Leeds, LS17 7SU

**Rent: £1,400 Per Month : Deposit: £1,555**

Offering superb family accommodation, a few minutes walk from Allerton High School. This is an unfurnished and well presented three bedroom semi-detached house with gardens and garage located in his highly regarded residential neighbourhood of Alwoodley. Gas central heating system, uPVC double glazed, EPC rating C.

Accommodation includes entrance hall, lounge, open plan dining room and fitted kitchen with built in oven, hob and washing machine. First floor landing, main bedroom with built in wardrobes, fully tiled white bathroom suite with bath and wall shower. Lawned and stocked enclosed gardens.

The property is unfurnished and is available to let immediately. The landlord is seeking presentable families of up to four occupants with no pets, for a minimum tenancy of 12 months. Smoking in the property is not permitted. Application is subject to references and credit assessments. All applicants must provide valid Right to Rent consent before their application can be considered.

The property is located off Nursery Lane offering convenient access to highly regarded primary and secondary schools and is within an easy walk to the Grammar School at Leeds.



HALL



KITCHEN



DINING ROOM



KITCHEN



DINING ROOM



LOUNGE





## BEDROOM 1



## BATHROOM



## BEDROOM 2



## OUTSIDE



## BEDROOM 3



## COUNCIL TAX

Band C

## HOW TO GET THERE

Approached from either King Lane or Harrogate Road turn onto Nursery Lane, Birkdale Drive and then first left onto Birkdale Way and then left onto Birkdale Rise

## 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>86</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</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	

