



# TO RENT

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



**104 Wigton Lane, Alwoodley, Leeds, LS17 8RZ**

**Rent: £2,700 Per Month : Deposit: £3,115**

Offering superb, luxury family accommodation on one of North Leeds most prestigious addresses. A superbly presented, unfurnished four double bedroom detached family house is available to rent from 29/07/2024. Fully uPVC double glazed and gas central heating system, EPC rating C. Accommodation includes grand hallway, three reception rooms including spacious lounge and dining room, sitting room, modern fitted breakfast kitchen with fitted appliances and utility room, ground floor WC. Superb gardens and driveway with secure gate and detached garage. First floor accommodation includes landing, four double bedrooms, spacious master bedroom with en-suite bathroom, second bedroom with en-suite shower room, luxurious white house-bathroom suite.

The property is well located on Wigton Lane offering superb access to local shops and amenities. Excellent access to primary schools and within a 1-mile walk direct to the Grammar School at Leeds.

The property is unfurnished and is available to let from 29/07/2024. The landlord is seeking presentable families preferably for a minimum tenancy of 12-months with no pets. 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.

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**KITCHEN**



**LOUNGE**



**KITCHEN**



**SITTING ROOM**



**KITCHEN**



**LANDING**



**BEDROOM 1**



**EN-SUITE SHOWER ROOM**



**EN-SUITE BATHROOM**



**BEDROOM 3**



**BEDROOM 2**



**BEDROOM 4**



## BATHROOM



## OUTSIDE



## COUNCIL TAX

Band G

## HOW TO GET THERE

Wigton Lane is access directly off Harrogate Road

## 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>82</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

