



7 Carlton Garth, Alwoodley, Leeds, LS17 8TH

Rent: £1,400 Per Month : Deposit: £1,615

Offering superbly presented interiors, an immediately available three / four bedroom furnished semi-detached house in this popular cul-de-sac residential location off Wigton Lane.

Fully uPVC double glazed and gas combi central heating system, EPC rating D.

Accommodation includes porch, lounge, open dining kitchen with integrated appliances including oven, fridge/freezer and dishwasher. Ground floor utility room and shower room, additional ground floor room with use as either a reception room or ground floor bedroom. First floor includes two double sized bedrooms and one single sized bedroom. Modern white bathroom with shower. Spacious lawned and stocked gardens to the front and rear, driveway for off-street parking (garage is not included in the tenancy).

The property is furnished and available immediately on a minimum 12-month tenancy, for non-smoking tenants with no pets. The house is well located within walking distance of the Slaid Hill convenience stores, shops and pub and offers great access to local schools and travel routes into Leeds city centre and the North Yorkshire countryside.

LOUNGE



KITCHEN



LOUNGE



UTILITY



KITCHEN



SITTING ROOM / BEDROOM 4



GROUND FLOOR BATHROOM



BEDROOM 3



BEDROOM 1



BATHROOM



BEDROOM 2



OUTSIDE



OUTSIDE



COUNCIL TAX

Band D

HOW TO GET THERE

Approached from Harrogate Road turn right at Alwoodley Gates into Wigton Lane and after about a mile turn right into Plantation Gardens. Continue around the left-hand bend where Carlton Garth is 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

