



TO RENT

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25 Emville Avenue, Shadwell, Leeds, LS17 8BB

Rent: £1,100 Per Month : Deposit: £1,269

Immediately available. With freshly painted interiors in a lovely cul-de-sac location, this is a superb unfurnished two bedroom semi-detached bungalow with garden and driveway. Fully uPVC double glazed and gas central heating system, EPC rating D. Accommodation includes entrance into fitted kitchen with gas cooker, fridge freezer and washing machine, fine lounge, two good sized bedrooms, white bathroom suite with bath tub and wall shower.

The bungalow is well located in a cul-de-sac off Shadwell Lane offering walking distance to supermarkets including Sainsbury's, busy shopping parades, restaurants and local schools. The property also offers great travel links to Leeds city centre.

The landlord is seeking a professional tenant for a minimum tenancy of 12 months. Smoking in the property is not permitted.

Application is subject to satisfactory references and credit assessments. Non UK residents must provide valid right to rent consent before their application will be considered.

LOUNGE



BEDROOM 2



KITCHEN



BATHROOM



BEDROOM 1



BATHROOM



OUTSIDE



COUNCIL TAX

Band C

HOW TO GET THERE

From Slaid Hill travel on Shadwell Lane towards Shadwell Village where Emville Avenue 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

