



# TO RENT

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## Flat 2, 25 Morritt Avenue, Leeds, LS15 7EP

**Rent: £825 Per Month : Deposit: £950**

Immediately available: A well presented, unfurnished two-bedroom first-floor apartment is available to rent. New carpets throughout and freshly painted interiors.

Fully uPVC double glazed and gas central heating system. Accommodation includes communal entrance into hallway, stairs to all floors, private entrance to apartment No 2, hall, spacious lounge, fitted kitchen with oven, hob, fridge/freezer and washing machine. Two bedrooms; one double and one single, shower room and separate WC. EPC rating D.

The landlord is seeking a professional tenant for a minimum tenancy of 12 months. Smoking in the property is not permitted and pets are not allowed. Application is subject to satisfactory references and credit assessments. Non UK applicants must provide valid Right to Rent consent before their application can be considered.

The property is conveniently located close to local shopping and amenities including the Crossgates Shopping Centre and the Springs at Thorpe Park. Crossgates offers a train station and good bus routes to the city and surrounding areas.

## KITCHEN



## LOUNGE



## KITCHEN



## BEDROOM 1



## LOUNGE



## BEDROOM 2



## COUNCIL TAX

Band B

## HOW TO GET THERE

From the Ring Road (B6902), turn onto Green Lane. Turn right onto Primrose Lane where Morritt Avenue is on the right 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>79</b>
(55-68) <b>D</b>	<b>68</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	

