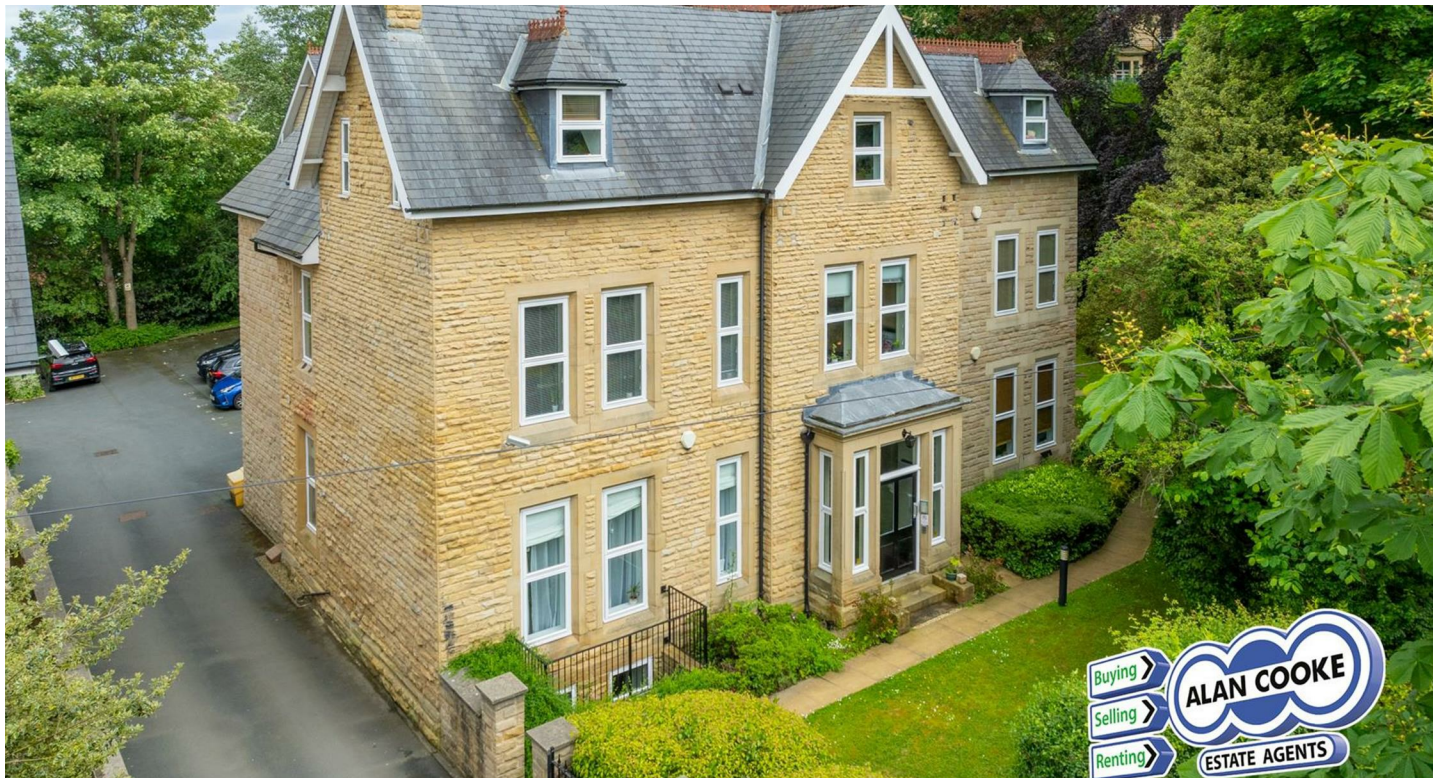




TO RENT

www.alancooke.co.uk



20 Linfield, Grove Road, Headingley, Leeds, LS6 2AB

Rent: £1,250 Per Month : Deposit: £1,442

A stunning first floor two bedroom, two bathroom unfurnished apartment set in a distinctive purpose built development with car-parking is immediately available to rent. With a spacious 28 sq m living room. Fully uPVC double glazed and gas central heating system, EPC rating C.

Accommodation includes a private secure entrance on street level, steps to first floor, private spacious hallway, Large living room, fully fitted kitchen with fridge/freezer, oven and hob, dishwasher and washing machine. Master bedroom with en-suite shower, second bedroom with wardrobe, white bathroom suite with bathtub. Maintained grounds and allocated parking. The property is UNFURNISHED and is available immediately for non-smoking, professional tenants. Strictly no pets. Placement of tenancy is subject to references.

The property is well located off a small road off Grove Road, offering convenient walking distance to Headingley, Meanwood, the University campuses and convenient travel to Leeds city centre.

GROUND FLOOR

FIRST FLOOR

COMMUNAL HALLWAY

PRIVATE HALLWAY

LOUNGE

20'0" x 15'1" (6.1m x 4.6m)



LOUNGE



FITTED KITCHEN

14'1" max x 7'10" (4.3m max x 2.4m)



Range of fitted units with corresponding worktops, integrated dishwasher, integrated washing machine, tall fridge freezer.

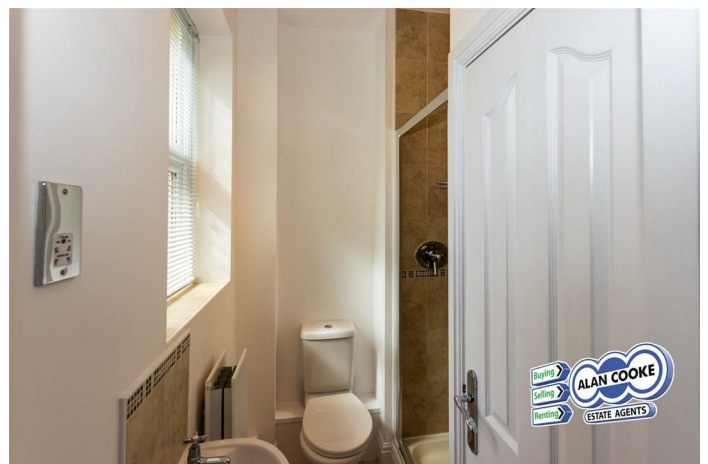
BEDROOM 1

11'5" x 13'1" (3.5m x 4.0m)



Built in wardrobes

ENSUITE SHOWER ROOM



Low WC, washbasin, walk-in shower cubicle



BEDROOM 2

14'1" x 8'6" (4.3m x 2.6m)



Built in wardrobes

BATHROOM



Low wc, pedestal washbasin, panel bath

OUTSIDE



Allocated parking & maintained grounds.

COUNCIL TAX

Band C

HOW TO GET THERE

The property is well located off a small road off Grove 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	79	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	