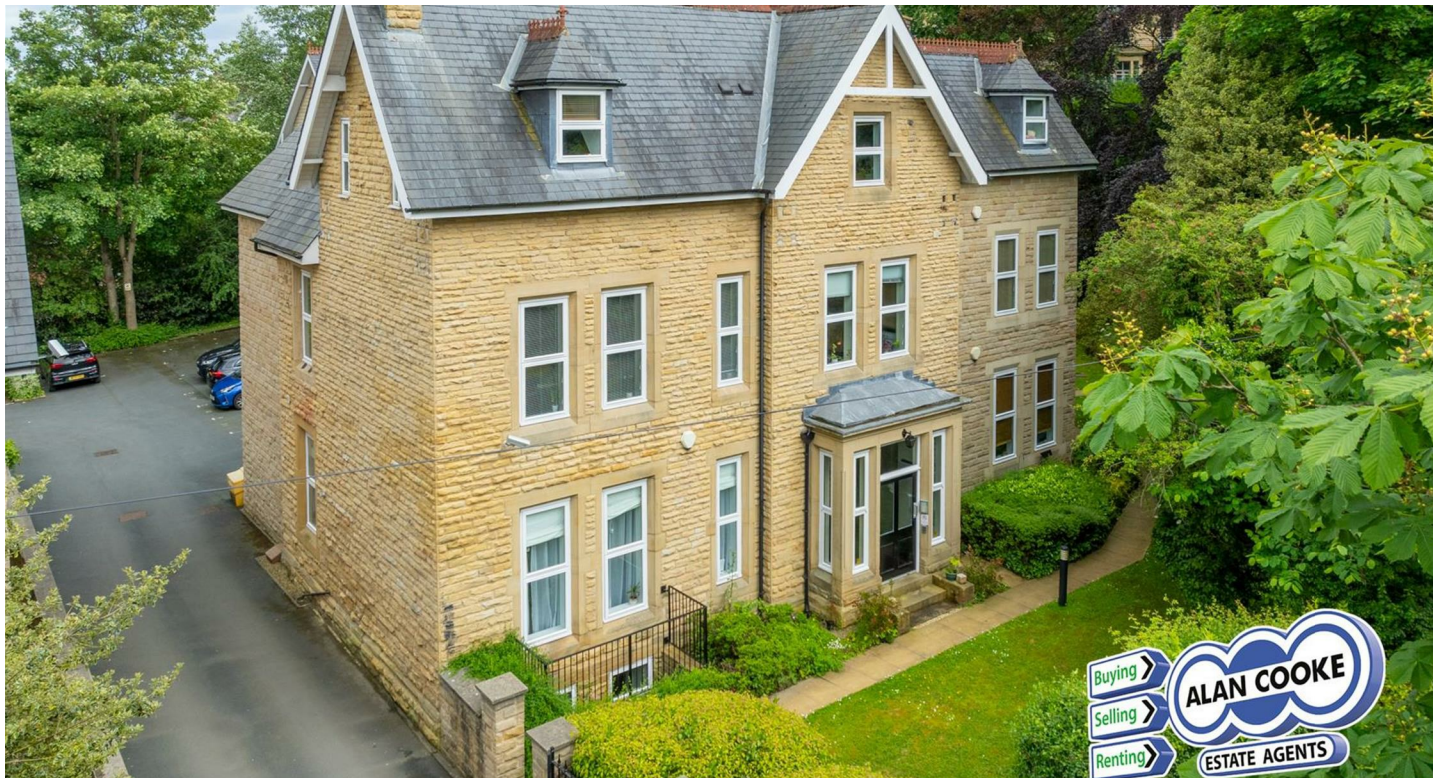




# TO RENT

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

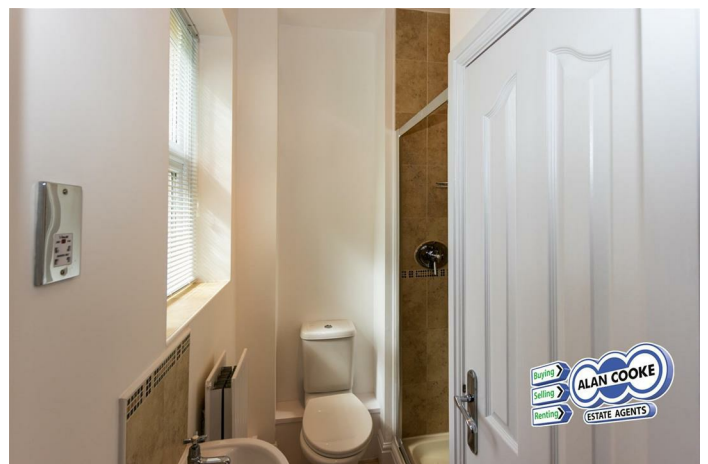
**BEDROOM 1**

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</b>	<b>81</b>
(55-68) <b>D</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	