



TO RENT

www.alancooke.co.uk



21 Oakdene Vale, Alwoodley, Leeds, LS17 8XT

Rent: £875 Per Month : Deposit: £1,009

Ideal accommodation for young professionals - just off Shadwell Lane. A well-presented, furnished two double bedroom first floor apartment is available to rent. Newly carpeted and decorated. EPC rating C. Accommodation includes communal entrance, stairs to the first floor, private entrance to No 21. Hallway, living room with sofa and dining suite, fitted kitchen with appliances including fridge/freezer, oven and washing machine, two double bedrooms with beds, fully tiled shower room.

The property is furnished and is available immediately for non-smoking, professional tenants. Maximum number of occupiers is 3. Strictly no pets. Due to a lease requirement on the apartment we cannot take applications to include children under 18 years old. Placement of tenancy is subject to receipt of satisfactory references.

LIVING ROOM



BEDROOM 1



LIVING ROOM



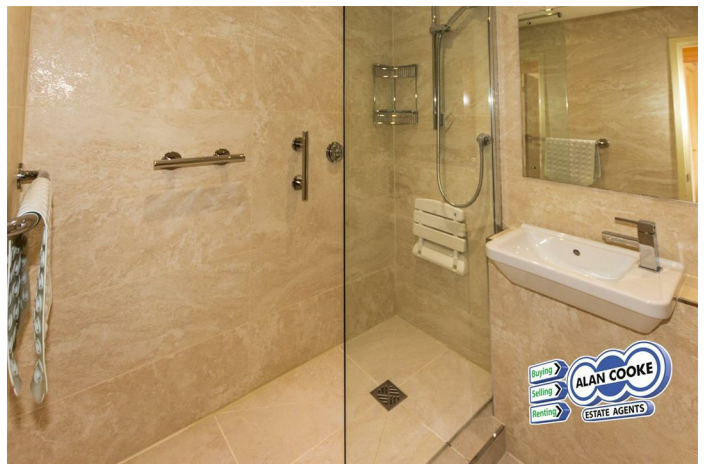
BEDROOM 2



KITCHEN



SHOWER ROOM



COUNCIL TAX

Band C

HOW TO GET THERE

From Harrogate Road turn onto Shadwell Lane. Continue along over the Ring Road and then turn left onto Oakdene Drive, then right onto Oakdene Vale



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		
(69-80) C	69	76
(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	