



TO RENT

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9 Woodlands The Spinney, Moortown, Leeds, LS17 6TQ

Rent: £700 Per Month : Deposit: £807

An excellent unfurnished one bedroom ground floor retirement apartment in this very popular block off Street Lane. Applicants must be over 60 years of age. Security entry phone system, communal facilities include residents lounge, laundry, bookable guest suite, wardens office, 24-hour Careline, lift to upper floors. The apartment has electric off-peak heating system, uPVC double glazing, entrance hall, lounge with south facing garden views, fitted kitchen, double sized bedroom with built in wardrobes, modern shower room. Maintained gardens and shared parking.

The property is available from 21/10/2024 to tenants who are non-smokers and with no pets. EPC rating - D.

LOUNGE



SHOWER ROOM



KITCHEN



OUTSIDE



DOUBLE BEDROOM



OUTSIDE



HOW TO GET THERE

From our office on Moortown corner turn into Street Lane where Woodlands will be found 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


FLOORPLAN

The floorplan is provided for general guidance and is not to scale.

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		80
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Ground Floor

Approx. 41.6 sq metres (448.2 sq. Feet)

