



TO RENT

www.alancooke.co.uk



5 Moorland Garth, Moortown, Leeds, LS17 6JU

Rent: £1,600 Per Month : Deposit: £1,846

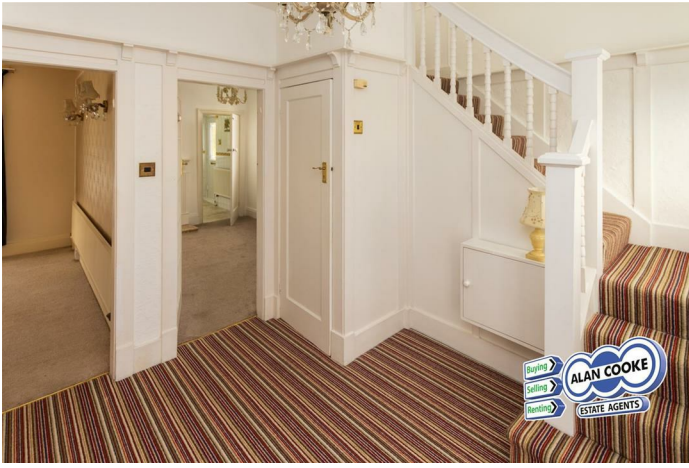
Offering superb family accommodation in the heart of Moortown. A grand 4 bedroom, unfurnished detached family house is available immediately to rent. Fully uPVC double glazed and gas central heating system, EPC rating D.

Accommodation includes hallway, fine lounge dining room, breakfast room, kitchen with fitted appliances including built in double oven, 4-ring hob, dishwasher and washing machine, downstairs WC. First floor accommodation includes landing, four bedrooms, spacious main bedroom with built in wardrobes, white suite house bathroom. Superb gardens and driveway.

The property is well located in a quiet cul-de-sac, offering superb access to local shops and amenities. Excellent access to primary schools.

The landlord is looking for at least a 12-month tenancy to a non smoking household. Strictly no dogs. The property is available immediately and placement is subject to receipt of satisfactory references.

HALL



BREAKFAST ROOM



LIVING ROOM



BEDROOM 1



KITCHEN



BEDROOM 2



BEDROOM 3



OUTSIDE



BEDROOM 4



OUTSIDE



BATHROOM



COUNCIL TAX

Band F

HOW TO GET THERE

From our office at Moortown corner head south on Harrogate Road towards Leeds, turn right onto Moorland Drive at the side of St Gemma's Hospice and then right again onto Moorland Garth

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		78
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	