



TO RENT

www.alancooke.co.uk



9 Wycliffe Drive, Moortown, Leeds, LS17 6DS

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

A newly refurbished two bedroom, unfurnished, ground floor apartment with private entrance is immediately available to rent. Centrally located in Moortown offering excellent transport links to the city centre. The shops and restaurants at Moortown Corner and Moortown Primary School are a few minutes walk away.

Accommodation includes reception foyer, lounge, fitted kitchen with oven, fridge freezer and washing machine, bathroom with bath tub and wall shower. Main bedroom with built in wardrobes. Gardens to front and rear. Gas central heating system and uPVC double glazing, EPC rating C.

The property is unfurnished and is available immediately for non-smoking, professional tenants. Strictly no pets. Placement of tenancy is subject to references.

LOUNGE



BEDROOM 2



KITCHEN



BATHROOM



BEDROOM 1



COUNCIL TAX

Band B

HOW TO GET THERE

From our office on Harrogate Road, turn right onto Shadwell Lane and then left onto Wycliffe Drive

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	75	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	

