



## 91 Ingledew Court, Alwoodley, Leeds, LS17 8TY

**Rent: £900 Per Month : Deposit: £1,038**

Set within one of North Leeds most accessible residential areas, a well presented two bedroom furnished, fourth floor apartment is available to rent from 08/09/2025. Fully uPVC double glazed and electric heating, EPC rating D.

Accommodation includes entrance foyer, living room with sofa, table and chairs. Fitted kitchen with fridge/freezer, washing machine, double oven and induction hob. Bedroom 1 with built in wardrobes, double bed and mattress, bedroom 2 with built in wardrobes. White bathroom suite with wall shower. Maintained grounds.

Parking is available on-site for a monthly fee.

The property is furnished and is available from 08/09/2025 for non-smoking, professional tenants. Strictly no pets.

Placement of tenancy is subject to receipt of satisfactory references.

The apartment is prominently located just off the Leeds Ring Road offering great travel links to North Leeds and Leeds city centre and in walking distance to local shops, supermarkets and amenities.

LIVING ROOM



KITCHEN



LIVING ROOM



BATHROOM



LIVING ROOM



BEDROOM 1



BEDROOM 2



COUNCIL TAX

Band B

HOW TO GET THERE

Ingledew Court is approached by foot from Harrogate Road, just opposite the water tower or by car from Sandringham Gardens and then Sandringham 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 |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 59                      | 60        |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

