



TO RENT

www.alancooke.co.uk



3 Brookhill Drive, Alwoodley, Leeds, LS17 8QG

Rent: £1,350 Per Month : Deposit: £1,557

AVAILABLE NOW - Located in a family-friendly neighbourhood off Shadwell Lane. This unfurnished, three bedroom semi-detached house is available to rent. The property benefits from gas central heating system and uPVC double glazing. EPC rating C.

Accommodation includes hallway, open living/dining room, fitted kitchen, three bedrooms to the first floor and white suite bathroom. Outside the property has a driveway leading to a detached garage. Lawned and stocked rear gardens. The property is superbly located off Shadwell Lane offering ideal swift access into Leeds city centre. Well positioned close to local nursery, primary and secondary schools and the Grammar School at Leeds.

The property is available unfurnished and the landlord is seeking applications from non-smoking tenants with no pets and prefers at least a 12 month initial tenancy. Placement of tenancy is subject to receipt of satisfactory references.

LOUNGE



BEDROOM 1



DINING ROOM



BEDROOM 2



KITCHEN



BEDROOM 3



BATHROOM



OUTSIDE



GARAGE



COUNCIL TAX

Band C

HOW TO GET THERE

From our office on Harrogate Road turn on to Shadwell Lane. Cross over the Ring Road and turn left onto Linton Avenue, left onto Linton Grove, left onto Brookhill Avenue and then first right onto Brookhill 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		86
(69-80) C	70	
(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	

