



61 Ingledew Court, Alwoodley, Leeds, LS17 8TP

Rent: £850 Per Month : Deposit: £980

Set within one of North Leeds's most accessible residential areas, a well presented, unfurnished two bedroom, first floor apartment is immediately available to rent.

Fully uPVC double glazed and electric heating. Accommodation includes communal entrance with stairs and lifts to upper floors. Second floor lobby with stairs leading down to the first floor. Private entrance on first floor to hallway with storage, spacious L-shaped living room, kitchen with Quooker tap, fridge, freezer, oven, hob and washing machine. Two double bedrooms with built in wardrobes, white bathroom suite with electric wall shower. Maintained grounds, parking is available on-site for a monthly fee. Ingledew Court maintains a communal laundry room for residents to use at an additional cost. EPC rating E.

The apartment is unfurnished and is available immediately for non-smoking, professional tenants. Strictly no pets (block requirement). Placement of tenancy is subject to receipt of satisfactory references.

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

LIVING ROOM



KITCHEN



LIVING ROOM



BEDROOM 1



LIVING ROOM



BEDROOM 2



BATHROOM



COUNCIL TAX

Band B

HOW TO GET THERE

Ingledew Court is approached from Harrogate Road - just opposite the Water Tower, or by car from Sandringham Gardens, Sandringham Approach 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		81
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

