



TO RENT

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21 Ingledeew Court, Leeds, LS17 8TP

Rent: £825 Per Month : Deposit: £950

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

Fully uPVC double glazed and electric heating, EPC rating C. Accommodation includes stairs and lifts to upper floors. Private entrance on the first floor, hallway with storage, spacious L-shaped living room, kitchen with washing machine, oven and hob.

Two double bedrooms with built in wardrobes, white bathroom suite with wall shower. Maintained grounds. Parking is available on-site for a monthly fee. Ingledeew Court also maintains a communal laundry room for residents use at an additional cost.

The property is unfurnished and is available immediately for non-smoking professional tenants. Strictly no pets (as per the lease). Placement of tenancy is subject to references.

The apartment 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.

L-SHAPED LIVING ROOM



L-SHAPED LIVING ROOM



L-SHAPED LIVING ROOM



KITCHEN



L-SHAPED LIVING ROOM



BEDROOM 1



BEDROOM 2



BATHROOM



COUNCIL TAX

Band B

HOW TO GET THERE

Ingledeew 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	73	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	

