



# TO RENT

[www.alancooke.co.uk](http://www.alancooke.co.uk)



**108 High Ash Drive, Alwoodley, Leeds, LS17 8RE**

**Rent: £850 Per Month : Deposit: £980**

Immediately available - A great opportunity to rent a two bedroom apartment located in this popular family residential area. Fully uPVC double glazed, gas central heating system, EPC rating D, council tax band C. Accommodation and furnishings include: Private entrance with stairs to first floor, landing, lounge, fitted kitchen with built in oven and hob, dishwasher and fridge/freezer. Two bedrooms, white bathroom suite.

Outhouse with plumbing for washing machine. Garage and private garden.

The property is well located adjacent to local shops, schools, amenities and bus routes into Leeds city centre. The property is available immediately and applications are subject to references. Strictly no smokers or pets.

[enquiries@alancooke.co.uk](mailto:enquiries@alancooke.co.uk)  0113 2888 666 



## KITCHEN



## BEDROOM 2



## LOUNGE



## BATHROOM



## BEDROOM 1



## HOW TO GET THERE

From Harrogate Road turn into Wigton Lane and then High Ash 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

