



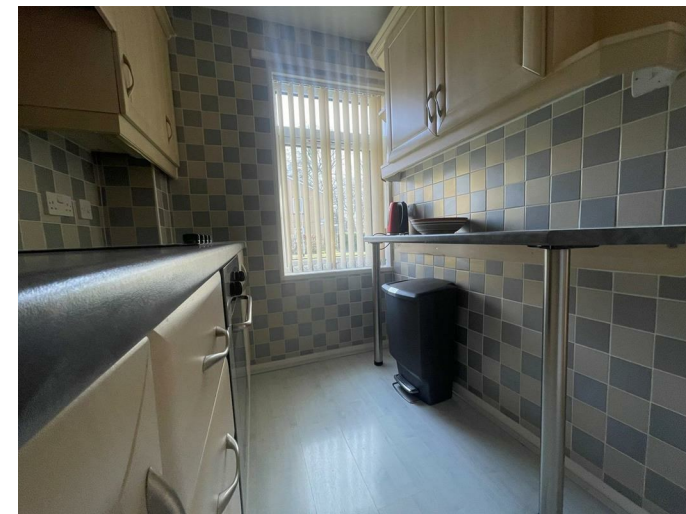
62 Elmhurst Close, Shadwell  
£715 Per calendar month

AVAILABLE NOW - FURNISHED - ONE BEDROOM -  
GROUND FLOOR APARTMENT - SPACIOUS LIVING  
SPACE - MOVE IN CONDITION - FITTED BREAKFAST BAR  
- COMMUNAL GROUNDS

With gas central heating and Upvc double glazing.  
Briefly comprising: Entrance hall with plentiful  
storage, light bright living room, fitted breakfast  
kitchen, bathroom with white suite with bath and  
shower above. The bedroom is a well-proportioned  
double with built in wardrobes. To the rear of the  
property are off street parking spaces and to the front  
and side are communal grounds - An internal viewing  
is essential to appreciate what value is on offer here!  
Strictly no pets.

### Area Guide

Enjoying an ideal location this property is tucked on  
this quiet street just off Shadwell Lane and has the  
benefit of being walking distance to Slaid Hill shops  
and eateries. There is easy access to motorways,  
Leeds city centre, Harrogate and surrounding areas.  
Moortown and Roundhay are just a short distance  
away with their many bars, restaurants, cafes and  
shops as well as local pubs in Alwoodley and Shadwell  
Village. David Lloyd leisure club is also within close  
distance





### EPC RATING

TBC

### EPC

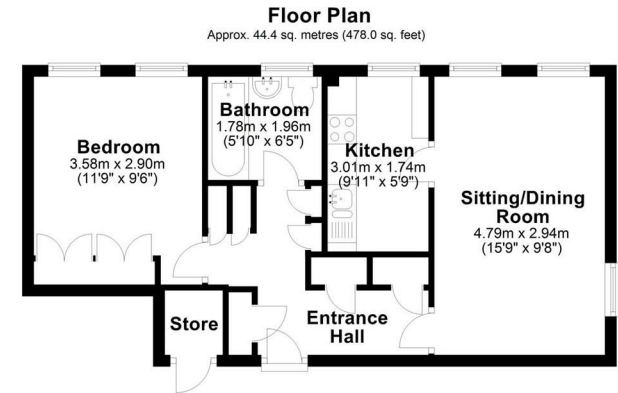
The EPC graph (shown above) has been prepared by an external company on our behalf and is a document wherein we have no responsibility

### COUNCIL TAX BAND

Council Tax Band: A

### FLOORPLANS

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Not to scale, and to be used for illustration purposes only



Total area: approx. 44.4 sq. metres (478.0 sq. feet)

Floor plans are for identification only. All measurements are approximate. Plan produced using PlanUp.



### VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday, 9am to 4pm on Saturdays and 10am to 3pm on Sundays.

### COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	