



43 Iris Crescent, Leeds
£1,550 Per calendar month

AVAILABLE NOW - NEW BUILD THREE BEDROOM SEMI
DETACHED - UNFURNISHED - INTEGRATED WHITE
GOODS - LARGE SOUTH FACING GARDEN - OFF STREET
PARKING - EXCELLENT TRANSPORT LINKS - NO PETS

Welcome to Iris Crescent, where a stunning
opportunity awaits you in the form of this semi-
detached house. This brand new development boasts
two reception rooms, three bedrooms, and two
bathrooms, providing ample space for comfortable
living.

One of the standout features of this property is the
gigantic rear garden, offering endless possibilities for
outdoor activities and relaxation. Imagine hosting
summer barbecues or simply unwinding in your own
private oasis.

Convenience is key with parking available for two
vehicles, along with an electric charging point for eco-
friendly transportation. The property is immediately
available, allowing you to move in and start enjoying
your new home right away.

This unfurnished house comes with white goods
included, making the transition even smoother for
you. Whether you're looking to create your dream
home or simply enjoy the modern amenities, this
property on Iris Crescent is sure to impress. Don't miss
out on the chance to make this house your own and
experience the joys of comfortable living in a fantastic
location.

COUNCIL TAX BAND

D

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



15a Stonegate Road, Meanwood, Leeds, West Yorkshire, LS6 4HZ

Tel: 0113 289 9669

Email: info@alancookenet.co.uk

www.alancookenet.co.uk



SALES & LETTINGS



15a Stonegate Road, Meanwood, Leeds, West Yorkshire, LS6 4HZ

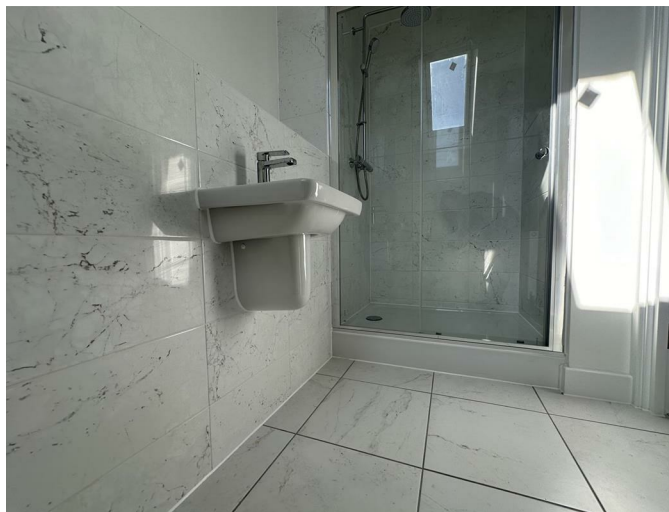
Tel: 0113 289 9669

Email: info@alancookenet.co.uk

www.alancookenet.co.uk



SALES & LETTINGS





MOBILE SIGNAL/BROADBAND COVERAGE

PLEASE CLICK ON THE FOLLOWING LINK TO ASSESS COVERAGE FOR THIS PROPERTY

<https://checker.ofcom.org.uk/>

NOT VENDOR CHECKED

Please note this brochure has not been vendor checked and is subject to alteration

PARKING

The parking at the property is Off-Street Parking

PROPERTY CONSTRUCTION

The property is Standard Construction

SEWERAGE

THE PROPERTY IS MAINS CONNECTED

VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am-1pm Saturday. Alternately, please feel free to leave us a voicemail out of hours with your information and we will call you back.

WATER METER

There is/is not a water meter in the property

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 ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	