



**ALAN COOKE**  
SALES & LETTINGS  
0113 2899 669  
[www.alancookenet.co.uk](http://www.alancookenet.co.uk)  
**TO LET**

94 Ash Hill Drive, Shadwell Village  
£2,300 Per calendar month

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AVAILABLE EARLY MAY - EXTENSIVE FOUR BEDROOM  
DETACHED HOUSE - FULLY REFURBISHED -  
UNFURNISHED - QUIET VILLAGE LOCATION - LARGE  
REAR GARDEN - DOUBLE GARAGE - WARDROBES IN  
BEDROOMS - WHITE GOODS INCLUDED

With brand new roof, gas central heating boiler, bathroom and refurbished kitchen the property has had a full renovation. The carpets and flooring are brand new throughout. Briefly comprising: Large entrance hallway, guest wc. Excellently proportioned living room, dining room. The dining room has patio doors onto the patio. Large dining kitchen with contemporary units. The kitchen includes integrated white goods. Utility with washing machine and dryer. To the first floor is a brand new modern house bathroom with bath and shower. There are four double bedrooms, three of which have brand new wardrobes. The property is on a corner plot so enjoys a large corner, front and rear garden (the rear garden is very private). the integral garage is a double garage. To the front there is off street parking for at least two cars

### AREA GUIDE

The prooerty is conveniently located for the immediate facilities in Shadwell Village and further extensive facilities at Moortown Corner and Street Lane are all within easy vehicular access. Leeds city centre is also easy accessible via frequent public transport links and there are a number of schools for all ages within the area.

