



# TO RENT

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



**24 Sunningdale Avenue, Alwoodley, Leeds, LS17 7SE**

**Rent: £1,300 Per Month : Deposit: £1,500**

Offering superb accommodation in a well regarded family friendly area, this unfurnished three bedroom semi detached house is available immediately. Fully uPVC double glazed and gas central heating system, EPC rating C. Accommodation includes porch, open living room and dining room, superb 20' fitted kitchen with white goods, bedrooms with built in wardrobes, white tiled bathroom. Lawned, paved and stocked gardens, detached brick garage.

The property is well located offering walking distance to local shops and amenities with excellent access to local primary schools.

The landlord is seeking a professional tenant for a minimum tenancy of 12-months. Smoking in the property is not permitted. Application is subject to satisfactory references and credit assessments. Non UK applicants must provide valid right to rent consent before their application can be considered.

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

### LOUNGE

14'9" x 14'4" plus 9'6" x 7'8" (4.50 x 4.37 plus 2.92 x 2.36)



### BREAKFAST KITCHEN

20'5" x 6'4" (6.22 x 1.93)



### LOUNGE



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## BEDROOM 1

15'1" x 8'5" (4.60 x 2.57)



## BATHROOM



## BEDROOM 2

9'2" x 8'3" (2.79 x 2.51)



## OUTSIDE



## BEDROOM 3

10'10" x 5'11" (3.30 x 1.80)



## COUNCIL TAX

Band C

## HOW TO GET THERE

Approached from King Lane, turn into King Drive which leads to Sunningdale Avenue

## 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

## MEASUREMENTS

All measurements quoted are approximate.

## 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>		<b>85</b>
(69-80) <b>C</b>	<b>70</b>	
(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	

