



Flat 2, 64 Hollyshaw Lane, Crossgates, Leeds, LS15 7AG

£620 Per Month

Immediately available and conveniently located approx 200m from Cross Gates train station and shopping/amenities. A very well presented one bedroom, unfurnished first floor apartment is available to rent.

Fully uPVC double glazed and gas central heating system, EPC rating - C.

Accommodation includes communal entrance into hallway, stairs to first floor, private entrance to apartment No 2. Hall, lounge, fitted kitchen with oven and hob, plumbed for washing machine. Bedroom with built in wardrobes, white suite shower room.

The landlord is seeking a professional non-smoking tenant with no pets. Professionals with employment income are preferred. The property is unfurnished and is available immediately. Placement of tenancy is subject to receipt of satisfactory references.

KITCHEN



BEDROOM



LOUNGE



HOW TO GET THERE

Hollyshaw Lane is located 200m south of the Crossgates Shopping Centre just off the A6120 Ring Road

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

SHOWER ROOM



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(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 	

