



Tree Tops Court, Leeds, LS8 2AH, £2,995 PCM

Parklane Properties are proud to offer the opportunity to rent this stunning property in a very sought after residential development on the doorstep of Roundhay Park and within easy reach of highly regarded local schools.

The accommodation briefly comprises of; a stylish living room, and separate kitchen/ dining area, with patio doors that lead to the garden from both of the rooms. A utility room, coat cupboard and downstairs WC. The first floor has five bedrooms, a house bathroom and two en-suites of which the main en-suite comprises of a separate bath and shower. The property has a double garage, parking space for three cars and an electric charging point. To the rear there is an enclosed tiered garden featuring; multiple rockeries, a lawned area surrounded with mature planting and shrubs, two seating areas as well as a paved patio with a gazebo.

Properties of this calibre are rare to come to the rentals market so please get in touch soon to secure a viewing.

Pets considered. Available June 2024.

Deposit £3,450. EPC Rating C. Council Tax Band G.



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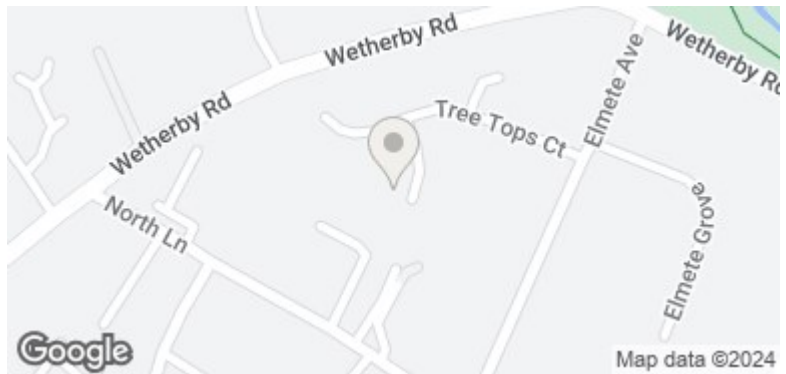
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	78
England & Wales	EU 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	



These particulars are intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract.