



# TO RENT

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**8 Ingledew Court, Alwoodley, Leeds, LS17 8TP**

**Rent: £750 Per Month : Deposit: £865**

Set within one of North Leeds most accessible residential areas, a well presented, one bedroom, furnished ground floor apartment is available to rent from 1/11/2024.

Accommodation includes entrance foyer, living room with sofa, fitted kitchen with fridge/freezer, washing machine, oven and hob, bedroom with double bed, mattress and built in wardrobes, white bathroom suite with wall shower. Maintained grounds. Parking is available on-site, subject to availability, for a monthly fee. Fully uPVC double glazed and electric heating, EPC rating E.

The property is furnished and is available from 01/11/2024 for non-smoking tenants with no pets. Placement of tenancy is subject to receipt of satisfactory references.

The apartment is prominently located just off the Leeds Ring Road, offering great travel links to North Leeds and Leeds City Centre and is within walking distance to local shops, supermarkets and amenities.



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## ENTRANCE



## BEDROOM



## LOUNGE



## BATHROOM



## KITCHEN



## COUNCIL TAX

Band A

## HOW TO GET THERE

Ingledeew Court is approached by foot from Harrogate Road, just opposite the Water Tower, or by car from Sandringham Gardens and then Sandringham Drive

## 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**

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## Energy Efficiency Rating

