



TO RENT

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12 Oakhurst 49 Cardigan Road, Headingley, Leeds, LS6 1DW

Rent: £1,100 Per Month : Deposit: £1,265

A well-presented two bedroom, two bathroom part-furnished first floor apartment converted from a character period mansion set in spacious lawned grounds with car parking. Fully uPVC double glazed and electric heating, EPC rating B. Accommodation includes communal entrance into the communal lobby, stairs to the upper floors. Private first-floor access to No 12, hall, open lounge with settees, fitted kitchen with fridge/freezer, oven and hob, dishwasher and washing machine. Master bedroom, wardrobes and en-suite shower room, second bedroom with wardrobe, white bathroom suite with bath tub. Outside there are lawned gardens and an allocated parking bay.

The development is located on Cardigan Road between Headingley and Burley offering convenient walking distance to the university campuses and Leeds city centre.

The property is part-furnished (as detailed above) and is available immediately for non-smoking professional tenants. Strictly no pets (Head-lease clause) and no smokers. Placement of tenancy is subject to receipt of satisfactory references.

OPEN PLAN LOUNGE & KITCHEN



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BEDROOM 1



EN-SUITE SHOWER ROOM



BEDROOM 2



BATHROOM



COUNCIL TAX

Band B

HOW TO GET THERE

Travelling from Headingley on Otley Road towards the city centre, turn right onto Bainbrigge Road and continue onto Cardigan Road. Oakhurst is on the left hand side

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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	83	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



First Floor

Approx. 72.1 sq. metres (776.3 sq. feet)

