TO RENT

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4 Chartwell Court, Alwoodley, Leeds, LS17 8AY

Rent: £950 Per Month : Deposit: £1,096

Immediately available: Convenient location on the Slaid Hill junction, by local shops & amenities and great transport links, with well presented, newly renovated interiors, offering superb professional accommodation. A two bedroom unfurnished first floor apartment is immediately available for renting.

Fully UPVC double glazed, Gas central heating system. Accommodation includes, communal entrance into hallway, steps to first floor. Private entrance to apartment No 4, hall with storage cupboard, lounge, fitted kitchen with fridge and washing machine, electric double oven and hob. Main bedroom with built in wardrobes, modern shower room. Maintained lawns outside with shared parking. EPC rating: C

The apartment is well located on Shadwell Lane, offering walking distance to supermarkets including a soon-to-be-launched Sainsburys, busy shopping parades, local schools. The property also offers great travel links to Leeds city centre, North Yorkshire, and to West and East Leeds.

The landlord is seeking a professional/family non-smoking tenant. The property is unfurnished. Available immediately, subject to satisfactory references.

enquiries@alancooke.co.uk ✉ 0113 2888 666 ☎

GROUND FLOOR
Glazed door with security entry into:

COMMUNAL RECEPTION HALL
Stairs to first floor

FIRST FLOOR
Private door to Apartment No 4

HALL
Linen cupboard

LOUNGE
18'4" x 9'10" (5.6m x 3.0m)



2 x uPVC double glazed windows, central heating radiator, inset ceiling lighting

LOUNGE



KITCHEN
9'10" x 9'10" (3.0m x 3.0m)



Range of fitted units with corresponding worktops, stainless steel 1.5 bowl sink with mixer tap and drainer, washing machine, gas-fired 'combi' central and water heating boiler, uPVC double glazed window, built in oven, gas hob with extractor hood above, fridge/freezer.

BEDROOM 1
13'1" max x 11'9" (4.0m max x 3.6m)



uPVC double glazed window, central heating radiator, built in wardrobes with sliding mirrored doors

BEDROOM 2
10'5" x 7'10" (3.2m x 2.4m)



uPVC double glazed window, central heating radiator

SHOWER ROOM
8'6" x 6'10" (2.6m x 2.1m)



Walk-in shower cubicle, low wc, pedestal washbasin, pedestal washbasin

OUTSIDE
Maintained grounds, shared parking

COUNCIL TAX
Band C

HOW TO GET THERE
Approached from Shadwell Lane at Slaid Hill, cross over the lights towards Shadwell village where Chartwell Court will be found on the left hand side

FIXTURES & FITTINGS
The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order.

FLOORPLAN
The floorplan is provided for general guidance and is not to scale.

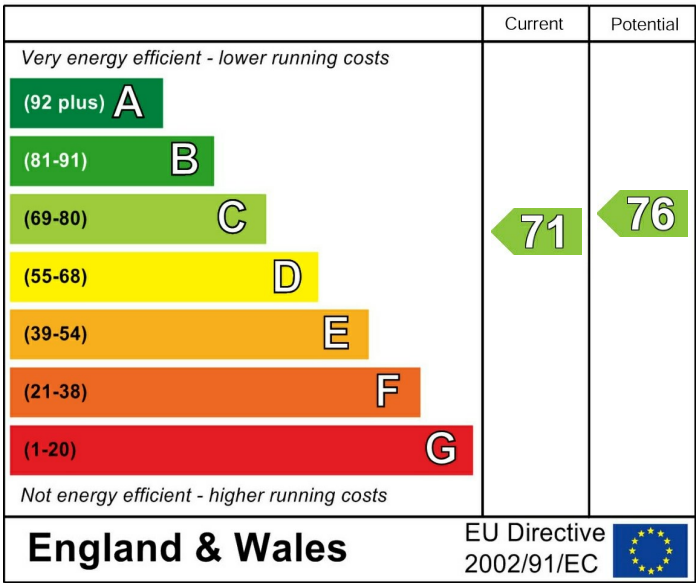
INTERNAL PHOTOGRAPHS
Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

MEASUREMENTS
All measurements quoted are approximate.

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.

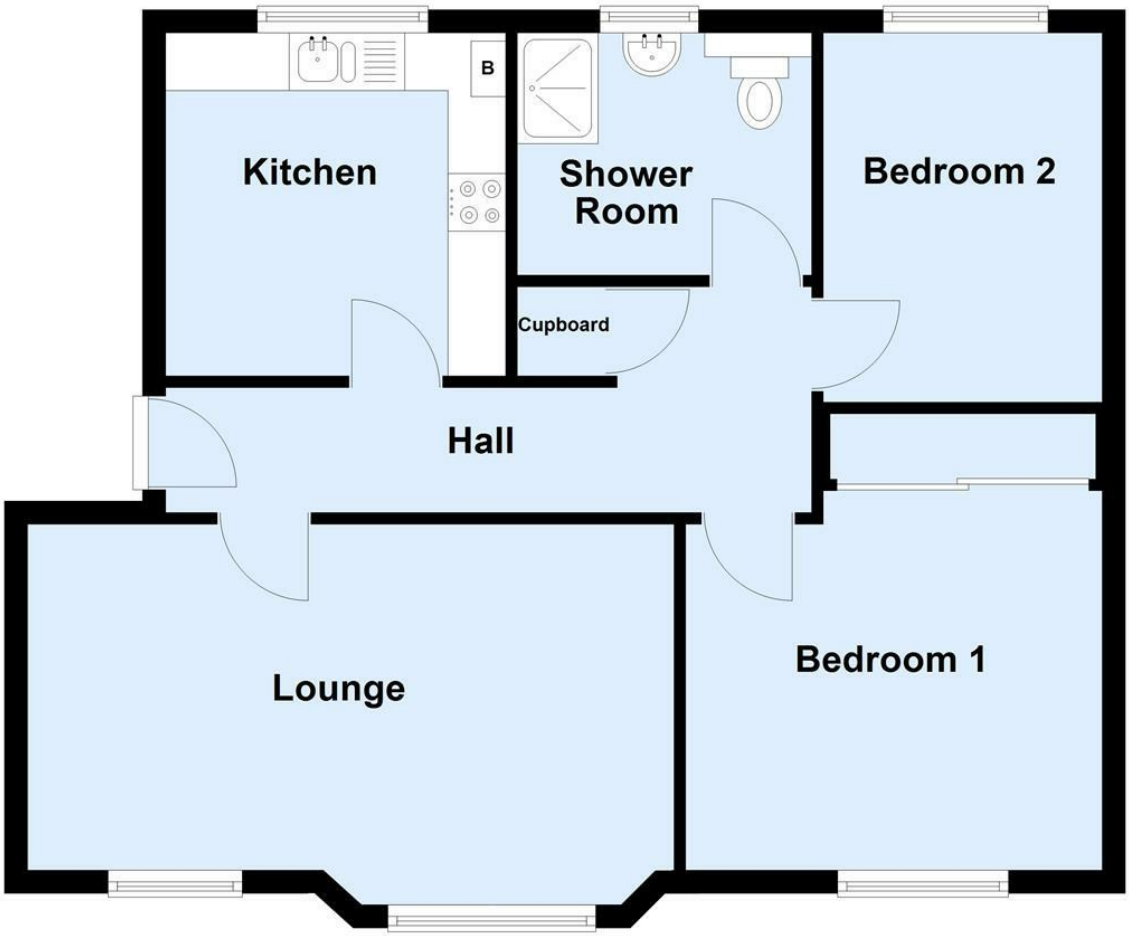
Alan Cooke Estate Agents Ltd
Incorporated in England 6539351

Energy Efficiency Rating



Ground Floor

Approx. 63.3 sq. metres (681.0 sq. feet)



Although Alan Cooke Estate Agents ensures a high level of accuracy, measurements of doors, windows and rooms are approximate, and no responsibility is taken for errors, omissions or misstatements. This plan is for illustrative purposes only, and no guarantee is given on the total square footage of the property within this plan.

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