



Energy Efficiency Rating	
	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	
	84
	73
England & Wales <small>EU Directive 2002/91/EC</small>	

Disclaimer- You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. Stoneacre Properties acting as agent for the vendors or lessors of this property give notice that:- The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, condition statements, permissions for use & occupation, and other details are given in good faith and are believed to be correct. Any intending purchasers or tenants should not rely them as such as statements or representations of fact but must satisfy themselves by inspection or otherwise as the correctness of each of them. No person in the employment of Stoneacre Properties has any authority to make or give representation or warranty whatsoever in relation to this property. These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.



Stoneacre Properties

Stoneacre Properties
 184 Harrogate Road
 Leeds
 West Yorkshire
 LS7 4NZ
 0113 237 0999
 north@stoneacreproperties.co.uk
 www.stoneacreproperties.co.uk



The Gables, Shadwell Lane, LS17 8NW

£1,295 Per Calendar Month

Our branch opening hours are:

Mon 0900 - 17:30
 Tues 0900 - 17:30
 Weds 0900 - 17:30
 Thurs 0900 - 17:30
 Fri 0900 - 17:30
 Sat 0900 - 15:00
 Sun By Appointment

We are also available for out of hours appointments.

The prestigious offices in Chapel Allerton (North Leeds) and Whitkirk (East Leeds) provide residential & commercial sales and lettings, full property management services, all aspects of commercial property, legal services and in-house mortgage advice and financial planning.

*** TWO DOUBLE BEDROOMS WITH EN-SUITES *** Stoneacre Properties are delighted to offer to the rental market this STUNNING two double bedroom first floor apartment in the modern development just off Shadwell lane, The Gables.

This property briefly comprises a spacious hallway, large and bright lounge/diner with bay window, modern kitchen with white goods included, spacious master bedroom with fitted wardrobes, Juliette balcony and fully tiled en-suite bathroom with shower over bath and second double bedroom with fully tiled en-suite. The property also has the added benefit of a house W/C and storage within the hallway.

Viewings are highly recommended to avoid disappointment! (Furniture in images not included, some items available if required.)

AVAILABLE LATE AUGUST!

- Modern Development
- Two Double Bedrooms
- Spacious Property
- En-Suite Bedrooms
- Fantastic Location
- Local Amenities
- Available 24th AUGUST!
- EPC RATING - C

184 Harrogate Road, Leeds, West Yorkshire, LS7 4NZ
 Telephone: 0113 237 0999 Email: north@stoneacreproperties.co.uk

www.stoneacreproperties.co.uk

rightmove

BUY SELL RENT MANAGEMENT FINANCE LEGAL

The Property Ombudsman
 The Government
 OnTheMarket.com

