

4 Alder Grove, Leeds

£2,700 Per calendar month

ALAN COOKE
SALES & LETTINGS

15a Stonegate Road, Meanwood, Leeds, West Yorkshire, LS6 4HZ
Tel: 0113 289 9669
Email: info@alancookenet.co.uk
www.alancookenet.co.uk

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AVAILABLE MID NOVEMBER 26 - FOUR BEDROOM TWO BATHROOM DETACHED - PART FURNISHED -EXECUTIVE STANDARD DINING KITCHEN WITH INTEGRATED APPLIANCES - UTILITY ROOM - SEPARATE LIVING ROOM - SOUTH FACING LARGE ENCLOSED GARDEN - TO THE FIRST FLOOR - FOUR EXCELLENT SIZE BEDROOMS - TWO BATHROOMS - ELECTRIC CHARGING POINT FOR CAR - SOLAR PANELS (LOW BILLS)

An exceptional opportunity to rent this stunning four-bedroom, two-bathroom detached executive home, perfectly combining contemporary style with practical family living. Finished to an immaculate standard throughout, this premium property is available from mid-October and must be seen to be fully appreciated. The accommodation opens into a welcoming entrance hall leading to a generous, separate living room that provides a peaceful retreat for relaxation. The heart of the home is the spectacular executive-standard dining kitchen, fully equipped with high-end integrated appliances and offering a fantastic social space for family meals and entertaining. A highly practical, separate utility room sits adjacent to the kitchen, offering dedicated laundry space and additional storage. Upstairs, the property boasts four excellent-sized bedrooms, each offering fantastic space, versatile layouts, and plenty of natural light. Serving the first floor are two modern bathrooms, beautifully finished and designed to comfortably accommodate a busy household. To the rear sits a standout feature of the property: a large, fully enclosed garden. Boasting a highly desirable south-facing aspect, this secure outdoor space enjoys maximum sunshine throughout the day—perfect for children, outdoor dining, and relaxing.

AREA GUIDE

Garforth is a highly sought-after, self-contained town located 9 miles east of Leeds City Centre, widely celebrated for its robust transport links, outstanding schools, and strong community feel. Historically a major growth area during the 1960s and 1970s, it has evolved into one of the East Leeds Corridor's premier property hot spots for families, professionals, and down-sizers alike.







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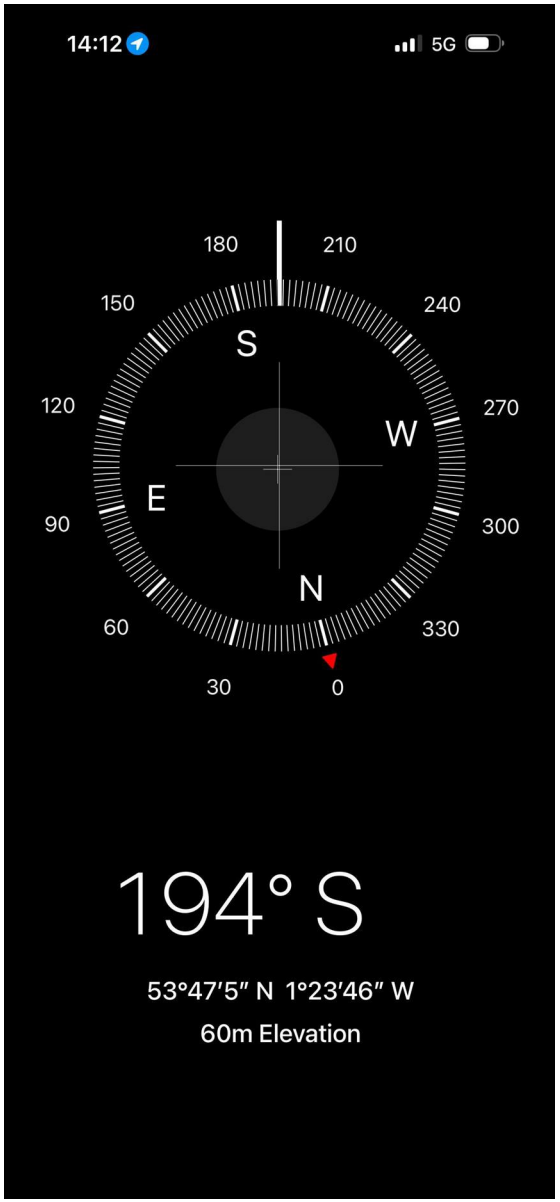




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EPC
The EPC graph (shown above) has been prepared by an external company on our behalf and is a document wherein we have no responsibility

EPC RATING
EPC rating is A (99)

COUNCIL TAX BAND
Council Tax Band E

WATER METER
There is/is not a water meter in the property

PARKING
The parking at the property is private driveway

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MOBILE SIGNAL/BROADBAND COVERAGE

PLEASE CLICK ON THE FOLLOWING LINK TO ASSESS COVERAGE FOR THIS PROPERTY

https://checker.ofcom.org.uk/

NOT VENDOR CHECKED

Please note this brochure has not been vendor checked and is subject to alteration

VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am-1pm Saturday. Alternately, please feel free to leave us a voicemail out of hours with your information and we will call you back.

COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460

