



68 Primley Park Lane, Leeds, LS17 7LW

- 3 Bed, 1 bathroom semi detached house
- Close to the Grammar School, primary and secondary schools
- Fitted kitchen
- Front and rear garden
- EPC rating D
- Excellent location
- Feature fireplace
- Detached garage
- Council tax band C

Rent: £1,300 Per Month

Deposit: £1,500



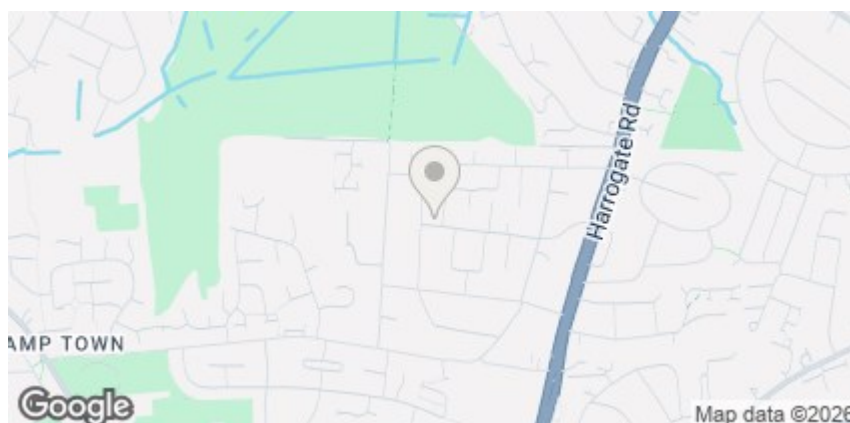
Situated in one of North Leeds' most desirable residential areas for families, this well-presented, unfurnished, three-bedroom chalet-style semi-detached house offers a garage and rear garden. The property is available immediately and is conveniently located near local primary and secondary schools, including Allerton High School and GSAL.

The accommodation comprises an entrance hall, a through lounge, a kitchen equipped with a washing machine, oven and gas hob, and a ground-floor bathroom. The first floor features three well-proportioned bedrooms. The property benefits from UPVC double glazing throughout and gas central heating. Externally, there is an enclosed rear garden with a lawn and established planting, as well as a driveway leading to the detached garage.

The property is unfurnished and available immediately to non-smoking professional tenants. Letting is subject to satisfactory references. EPC rating: D. Council Tax band: C.

Viewings: Please ring us to make an appointment. We are open from 9am to 5:30pm Monday to Friday, 9am to 4pm on Saturdays and 11am to 2pm on Sundays.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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