



1 Amberton Mews, Gipton, Leeds, LS8 3LD

Rent: £895 Per Month : Deposit: £1,032

Superb family accommodation - offering well maintained modern interiors, enclosed lawned gardens and secure garage, a three bedroom, two bathroom detached property is available to rent. Gas central heating system and fully UPVC double glazed. EPC rating - C.

Accommodation includes entrance hall, fitted kitchen with cooker and hob, fridge freezer and washing machine. Ground floor WC, spacious lounge/dining room with dining table and chairs, sofa and TV. First floor landing, master bedroom with double bed and wardrobes, en-suite shower room, second bedroom with bed, third bedroom, white bathroom suite. Driveway to attached garage, enclosed lawned garden.

The property is suitably located for family-friendly amenities including schools, shops and is walking distance to from Lidl supermarket.

Available from 14/10/2019. The property is furnished and is available to non-smoking tenants with no pets. Placement of tenancy is subject to receipt of satisfactory references.

LIVING ROOM



KITCHEN



LIVING ROOM



KITCHEN



BEDROOM 1



BEDROOM 2



GARDEN



HOW TO GET THERE

From our office in Harrogate Road turn left on to Street Lane. At Oakwood Clock continue straight on to Oakwood Lane and cross over Easterly Road. Turn right onto Oak Tree Drive, left at the roundabout on to Amberton Road and then left again onto Primo Place where Amberton Mews will then be found on the right hand side

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.

INTERNAL PHOTOGRAPHS

Photographs are reproduced for general information and it cannot be inferred that any item shown is included.

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 | | 89 |
| (69-80) C | 75 | |
| (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 | |

