



Flat 3, 2 Wellington Boulevard, Whinmoor, Leeds, LS14 1GX

Rent: £1,000 Per Month : Deposit: £1,150

Be the first occupant of this beautiful modern apartment, fresh off-the-peg built by Persimmon Homes. A two-bedroom, one-bathroom, unfurnished, first-floor apartment with an EV charge-point parking bay is immediately available to rent. Superb location on the ELOR/Wetherby Road, offering swift road links to UK city centre, North Yorkshire and the UK motorways. UPVC double glazed and electric convection heating throughout.

Accommodation includes Hallway, open plan kitchen and living room with kitchen appliances including dishwasher, washing machine, fridge/freezer, oven and hob, two bedrooms and bathroom with tub and wall shower.

The property is UNFURNISHED and is available immediately for non-smoking, professional tenants. Due to a leasehold covenant, pets are not allowed. Tenancy placement is subject to references.

Bedroom 1



Lounge



Bedroom 2



Kitchen



Lounge



Kitchen



Bathroom



Directions

Wellington Mount is located on the junction of the A58 Wetherby Road and the East Leeds Orbital Route (ELOR)

Council Tax Band

To be confirmed

EPC

rating B

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.

GENERAL

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point which is of particular importance then let us know and we will verify it for you. These particulars do not constitute a contract or part of a contract.

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.

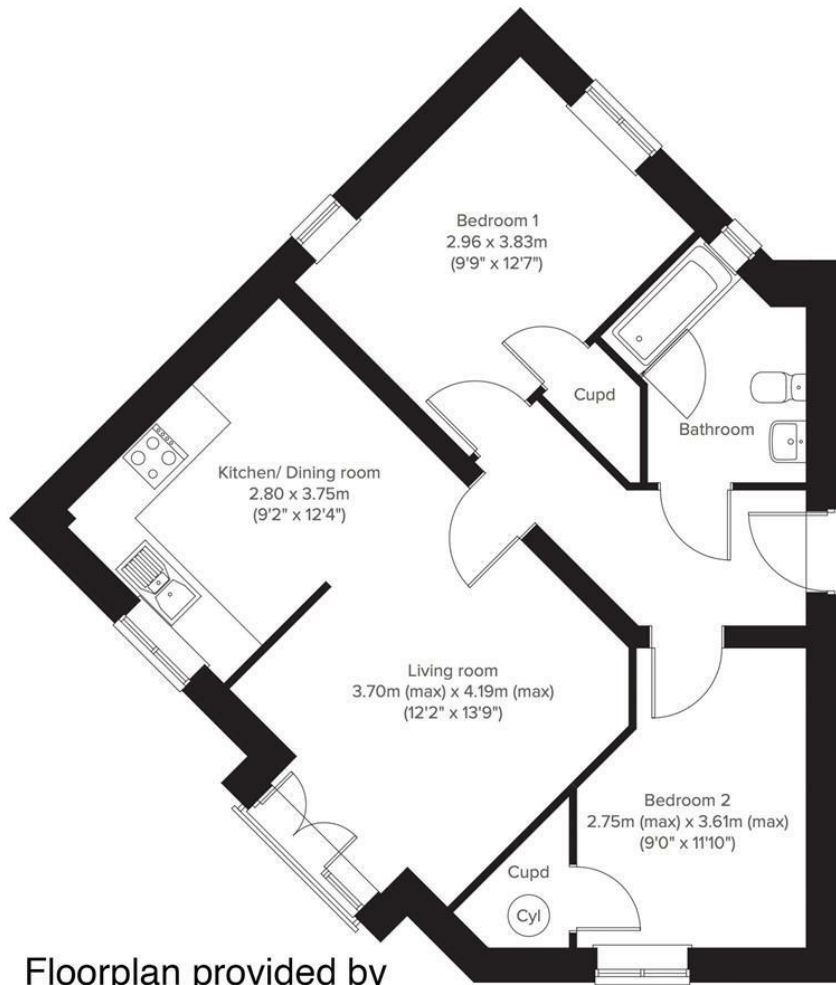
Alan Cooke Estate Agents Ltd

Incorporated in England 6539351

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





Floorplan provided by
Persimmon Homes

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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