TO RENT

www.alancooke.co.uk

3a Primley Park Crescent, Alwoodley, Leeds, LS17 7HY

Rent: £2,470 Per Month : Deposit: £2,850

Superb, luxury five double bedroom accommodation, available from 24th September 2026.
With well-maintained enclosed gardens and beautifully presented interiors, this is a comfortably sized, successfully extended five bedroom, two bathroom semi-detached house that is available to rent immediately. uPVC double glazed, gas central heating system, EPC rating C.
Accommodation includes reception porch, ground floor WC, spacious entrance hall, extended lounge, dining room and breakfast kitchen. First floor landing, four original first floor bedrooms, deluxe bathroom. Second floor master bedroom suite with en-suite shower room.
Lawned and stocked gardens, driveway to brick garage.
The property is part-furnished and is available immediately for non-smoking professional tenants. Placement of tenancy is subject to receipt of satisfactory references
The property is well-located within the highly regarded "Primley Parks" offering established family-neighbourhood lifestyle and is within convenient access to highly regarded schools including the Grammar School at Leeds and Allerton High School.

enquiries@alancooke.co.uk 0113 2888 666

HALL

DINING ROOM

LOUNGE

KITCHEN

LOUNGE

KITCHEN

KITCHEN

BEDROOM 4

BEDROOM 2

BEDROOM 5

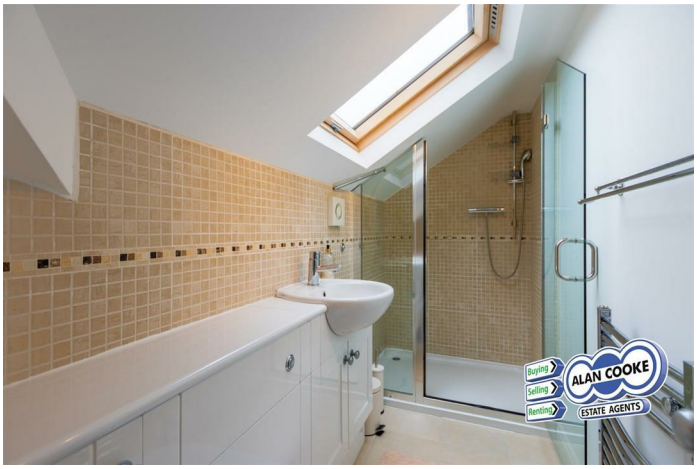
BEDROOM 3

BATHROOM

MASTER BEDROOM

OUTSIDE

EN-SUITE SHOWER ROOM



OUTSIDE

OUTSIDE

COUNCIL TAX

Band E

HOW TO GET THERE

From Harrogate Road turn onto Primley Park Avenue and then left onto Primley Park Crescent

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.

INTERNAL PHOTOGRAPHS

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

Alan Cooke Estate Agents Ltd

Incorporated in England 6539351

Energy Efficiency Rating

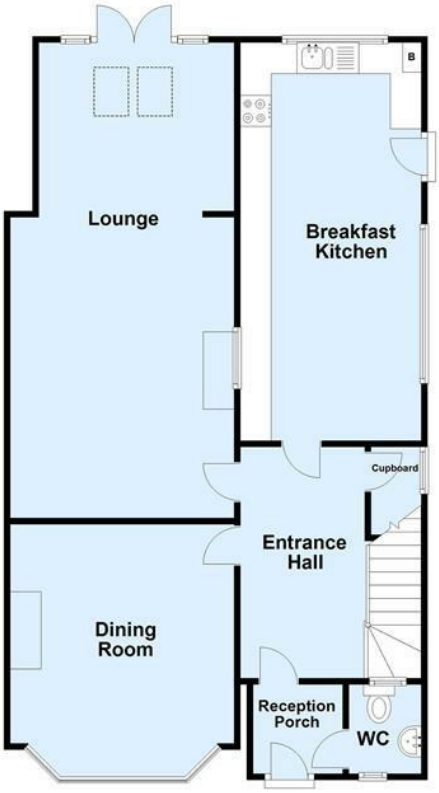
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

Ground Floor

Approx. 75.5 sq. metres (812.4 sq. feet)



First Floor

Approx. 65.4 sq. metres (704.0 sq. feet)

Second Floor

Approx. 21.5 sq. metres (231.6 sq. feet)