



TO RENT

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24 Stonelea Court, Meanwood, Leeds, LS7 2UH

Rent: £1,100 Per Month : Deposit: £1,269

This is a smart well-presented two bedroom unfurnished end town house with parking and private lawned garden. Perfect for professionals! uPVC double glazed, gas central heating system, EPC rating D. Accommodation and furnishings include entrance porch, lounge, breakfast kitchen with fridge/freezer, oven/hob and washing machine, two double bedrooms with wardrobes, white bathroom suite with bathtub and wall shower.

The property is well located in Meanwood, offering superb travel links to Leeds city centre and the neighbouring areas of Chapel Allerton, Headingley and Moortown. With a popular busy shopping district, with bars and restaurants, including Waitrose supermarket, this offers a superb opportunity for modern urban living.

The property is available immediately, is unfurnished and applications are subject to references. Strictly no smokers and no pets. Full-time employed applicants for at least a 12-month tenancy are preferred.

LOUNGE



BEDROOM 1



LOUNGE



BEDROOM 2



KITCHEN



BATHROOM



REAR



REAR



COUNCIL TAX

Band C

HOW TO GET THERE

From Stainbeck Road turn into Stonegate Crescent, then right onto Stonelea Court where the property is shortly after an additional right turn

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

