



# TO RENT

[www.alancooke.co.uk](http://www.alancooke.co.uk)



**358A Whitehall Road, Wortley, Leeds, LS12 5NP**

**Rent: £550 Per Month : Deposit: £634**

A well presented unfurnished two bedroom second floor apartment is readily available. Fully UPVC double glazed and electric heating, EPC rating - C.

Accommodation includes security entry phone, communal hall with stairs to all floors. Private entrance, hallway, living room, fitted kitchen with washing machine, built in oven and hob, fridge/freezer, white bathroom suite with bath tub and electric shower. Outside there are communal grounds and an allocated parking bay.

The property is well located with direct access into Leeds City Centre and is easily accessible to the M62 and M1 motorways.

The property is available from 14/10/19 and the landlord is looking for at least a 12 month tenancy to a non smoking tenant with no pets. Placement is subject to receipt of satisfactory references.

[enquiries@alancooke.co.uk](mailto:enquiries@alancooke.co.uk) ✉ 0113 2888 666 ☎



**LIVING ROOM**



**BEDROOM 2**



**KITCHEN**



**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 in the rental.

**Alan Cooke Estate Agents Ltd**

Incorporated in England 6539351

**BEDROOM 1**



**Energy Efficiency Rating**

|  | Current                 | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         |           |
| (81-91) <b>B</b>                                   |                         | <b>83</b> |
| (69-80) <b>C</b>                                   | <b>71</b>               |           |
| (55-68) <b>D</b>                                   |                         |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |

