



# TO RENT

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



## 17 Primrose Circus, By City Centre, Leeds, LS7 1BS

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

Offering superb accommodation by Leeds city centre this is a two bedroom second floor apartment that is available to rent immediately

Featuring wide superb views over central park area, fully uPVC double glazed and gas central heating system, EPC rating B.

Accommodation includes communal entrance, stairs to second floor (no elevator), private entrance to apartment, hallway, utility store room with washing machine, open plan spacious living area with Juliet balcony. Fitted kitchen with dishwasher, fridge/freezer, cooker and hob. Bedroom one with wardrobes and drawers, bedroom two with wardrobes and drawers. Deluxe bathroom with bathtub and wall shower. The property provides a parking permit allowing permission to park one vehicle in the neighbouring bays.

The property is available immediately with the items of furniture mentioned above included in the rental. The landlord is seeking applications from non smoking tenants with no pets and prefers at least a 12 month initial tenancy. Application is subject to satisfactory references and credit assessments. Non-UK applicants must provide valid right to rent consent before their application can be considered.

**OPEN PLAN LIVING AREA**



**KITCHEN**



**OPEN PLAN LIVING AREA**



**BEDROOM 1**



**OPEN PLAN LIVING AREA**



**BEDROOM 2**



## BATHROOM



## COUNCIL TAX

Band A

## HOW TO GET THERE

From the North-bound carriageway of the A58 Claypit Lane, immediately after the overpass with the Inner Ring Road, turn left onto Carlton Gate, right onto Fieldhead Terrace which leads onto Primrose Circus, where the apartment is on the left

## 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) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</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	

