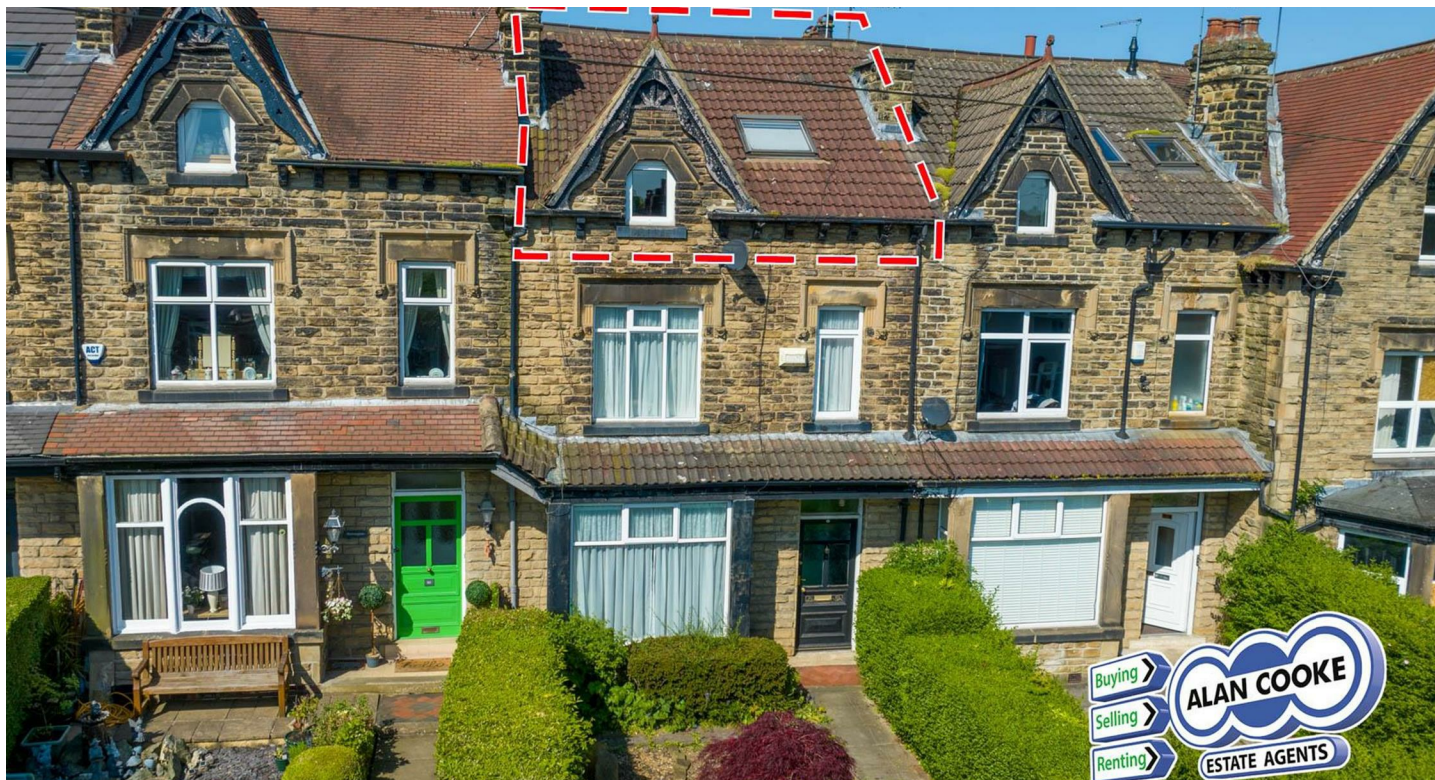




## Flat 3, 64 Hollyshaw Lane, Crossgates, Leeds, LS15 7AG

**Rent: £650 Per Month : Deposit: £750**

A very well presented unfurnished, one bedroom second floor apartment is available to rent immediately.

Conveniently located within 200m of Crossgates train station and shopping/amenities.

Fully uPVC double glazed and gas central heating system, EPC rating C.

Accommodation includes communal entrance into hallway, stairs to all floors. Private entrance on the first floor to apartment No 3, shower room, stairs to the 2nd floor with open lounge and fitted kitchen with oven, hob, washing machine, fridge and freezer. Bedroom with built in wardrobes.

The property is unfurnished and is available immediately. The landlord is seeking a professional non-smoking tenant for a minimum tenancy of 12 months. Smoking in the property is not permitted and pets are not allowed.

Application is subject to references and credit assessments. All applicants must provide valid Right to Rent consent before their application can be considered.



## OPEN PLAN LOUNGE/FITTED KITCHEN



## SHOWER ROOM



## LOUNGE



## BEDROOM



## KITCHEN



## COUNCIL TAX

Band A

## HOW TO GET THERE

Hollyshaw Lane is located 200m south of the Crossgates Shopping Centre, just off the B6902

## 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

