



Plane Tree Croft, Leeds
£1,250 pcm

2 bedroom bungalow to rent

A BEAUTIFULLY PRESENTED TWO BEDROOMED SEMI-DETACHED BUNGALOW WITH A BEAUTIFUL REAR GARDEN IN THIS PEACEFUL SUL-DE-SAC LOCATION IN SHADWELL! The Property Briefly Consists of Two Bedrooms, Living Room, Kitchen, Bathroom, Conservatory and a Garage with an Electric Door. The Drive-Way Leads to the Garage and Access to the Well Maintained and Smartly Presented Rear Garden.

Deposit: £1,000

Access

Cloakroom

Living room

Carpeted with Recessed Sport Lights to Ceiling, uPVC Double Glazed Window and Electric Fire Place.

Hall

Bedroom 1

Carpeted with Recessed Sport Lights to Ceiling, uPVC Double Glazed Window and Gas Central Heated Radiator.

Bedroom 2

Carpeted with Recessed Sport Lights to Ceiling, uPVC Double Glazed Window and Gas Central Heated Radiator with Doors leading to:

Conservatory

Tiled floor with doors leading to the rear garden.

Bathroom

Having a Panel Bath with Shower Over, Wash Basin and W.C. with uPVC Double Glazed Windows and Gas Central Heated Radiator.

Kitchen

Rear Garden



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.

GROUND FLOOR
611 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA - 611 sq.ft. (56.7 sq.m.) approx.

While every attempt has been made to ensure the accuracy of this floorplan (based on field measurements of doors, windows, rooms and any other items) and appreciate and the responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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