



Alder Hill Grove, Leeds
£1,250 pcm

3 bedroom semi-detached house to rent

Well presented 3 bedroom semi detached home with modern bathroom and kitchen is available from 3rd August 2023 FULLY FURNISHED.

Council Tax Band: C

Deposit: £1,442

Hall

Stairs leading to the first floor, radiator, door through to lounge and kitchen/dining room.

Lounge

w: 3.73m x l: 5.31m (w: 12' 3" x l: 17' 5")

Spacious lounge with brick built feature fireplace, TV point, upvc double glazed bay window, door through to the kitchen/dining room.

Kitchen/diner

w: 3m x l: 5.66m (w: 9' 10" x l: 18' 7")

Modern kitchen with American fridge/freezer, washing machine, tumble dryer, one and a half sink and drainer, gas hob and built in oven, upvc door to side access, French doors to the rear garden.

Landing

Doors to main rooms.

Bedroom 1

w: 3.38m x l: 5.11m (w: 11' 1" x l: 16' 9")

Range of built in wardrobes, upvc double glazed bay window and radiator.

Bedroom 2

w: 3.38m x l: 3.35m (w: 11' 1" x l: 11')

Spacious room with radiator and upvc double glazed window.

Bedroom 3

w: 2.21m x l: 3.07m (w: 7' 3" x l: 10' 1")

Good size single room with upvc double glazed window and radiator.

Bathroom

w: 2.21m x l: 2.69m (w: 7' 3" x l: 8' 10")

Travertine style tiles on the floor and walls, curved bath with shower screen and shower over with waterfall style shower head, pedestal wash basin, low level w/c, towel radiator, upvc double glazed window.

Front Garden

Mainly laid to lawn with off road parking.

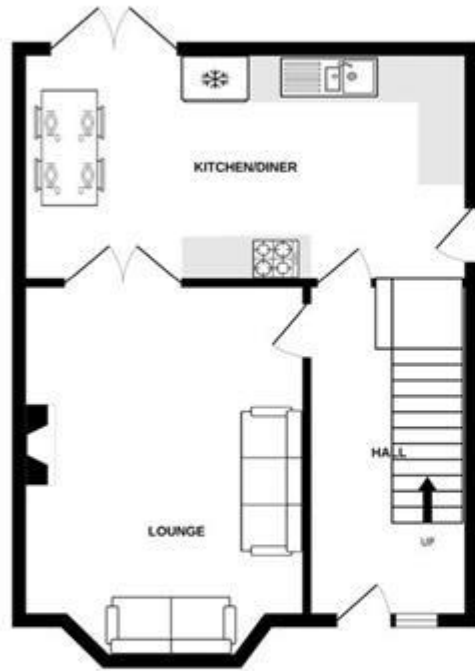
Rear Garden

Mainly laid to lawn with patio and raised flower borders. There is access to the garage to the side and there is an up and over door.

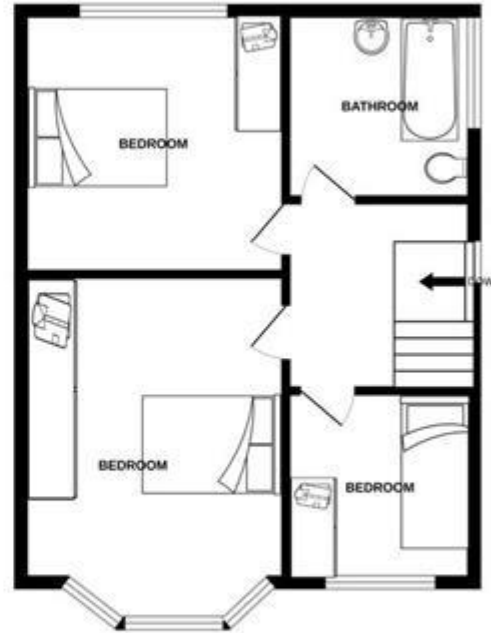


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors,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

GROUND FLOOR
473 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA: 950 sq.ft. (88.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
Made with Metropix ©2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	69	
(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.



Viewing by appointment only
Real Estate Sales & Lettings
15 Queen Square, Leeds, West Yorkshire LS2 8AJ
Tel: 0113 266 1020 Email: rent@resaluk.com Website: www.resaluk.com