



## 2 , Leeds, LS3 1HN £1,080 PCM

Available July 2024

This fantastic 2-bed flat is ideally located between the city centre and university, appealing both to young professionals and students.

This property has been recently refurbished. It has a huge long corridor leading towards the kitchen, living room and bedrooms. Each room consists of double beds, wardrobe, chest of drawers and table. This property is set to a high standard - Must view to appreciate!

£124.62 PPW

- \* Central Heating
- \* Burglar Alarm
- \* Double Glazing
- \* Washing Machine
- \* Dining table and 4 chairs
- \* Leather Settee's
- \* Very Spacious and Airy.





| Energy Efficiency Rating  |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs                     |         |                         |
| (92 plus) <b>A</b>  |         |                         |
| (81-91) <b>B</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>   |         |                         |
| Not energy efficient - higher running costs                     |         |                         |
| <b>England &amp; Wales</b>                                      |         | EU Directive 2002/91/EC |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|   | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) <b>A</b>  |         |                         |
| (81-91) <b>B</b>  |         |                         |
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