



## 37 Hanover Square, LS3 1BQ

### £1,250 PCM

\*AVAILABLE 1ST JULY 2024 \* 2 Double Bedrooms \* Ensuite in the larger bedroom \* Private Communal Courtyard \* Huge Living Room \* Newly converted \* Two minutes walk from Leeds City Centre and the universities \* Very Desirable Location

- \* 2 Large Bedrooms
- \* x1 Ensuite
- \* Huge Windows & Original shutters
- \* 4m tall ceilings
- \* Original Marble Fire Place
- \* Newly renovated Grade II listed building
- \* Just a stone's throw away from Leeds City Centre
- \* Very High Spec
- \* Massive Living Room
- \* Permit Parking

LIVING ROOM/KITCHEN: 6.40 x 5.40m

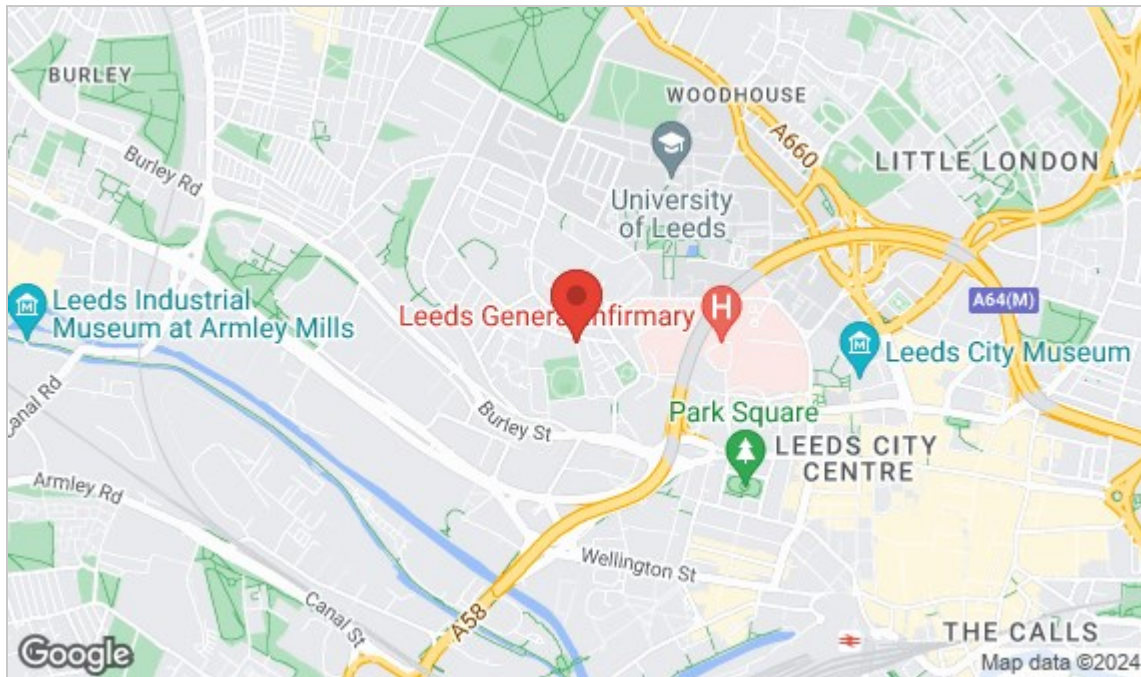
BEDROOM 1: 5.10 x 3.70M

ENSUITE: 1.65 x 1.40M

BEDROOM 2: 3.80 x 2.80M

BATHROOM: 2.00 x 1.65M

STORAGE CUPBOARD



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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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