



## 1 Wrangthorn Avenue, Leeds, LS6 1HE

### £1,400 PCM

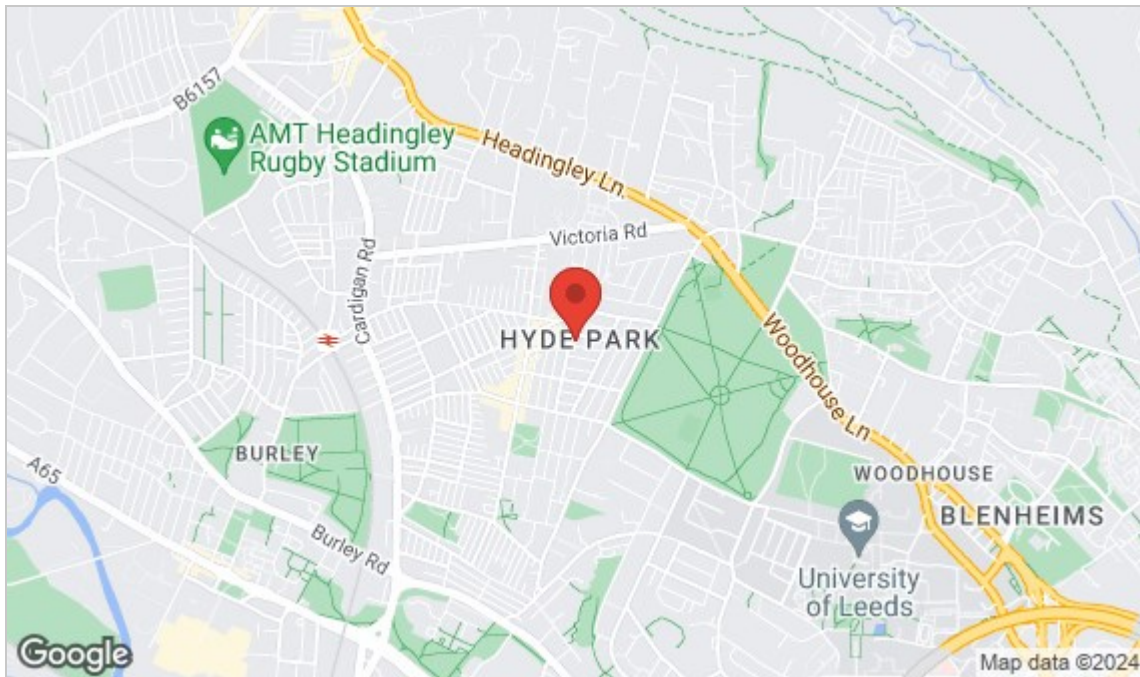
\*AVAILABLE 1ST JULY 2024 \* \* £107.69 PPPW \* 3 Double Bedrooms \* Student House \* Extra Storage Room \* close to local amenities \* walking distance to the University and City centre \*



This three bedroom student house is in the central Hyde Park area, close to local amenities and within easy walking distance to the University and City centre. The real treat to this property is the authentic period kitchen with genuine tiled floors and an antique style fire place.

- \* Central Heating
- \* Double Beds
- \* Double Glazing
- \* Extra Storage Room

This property is suitable for both students and professionals. REF: P1051





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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.