



42b Devon Road, Leeds, LS2 9BA

£1,150 PCM

*AVAILABLE 1ST August 2024 * 3 Double Bedrooms ** Ideal Walking Distance to the City * Close to Parkinson Steps * Double Beds * Double Glazing * Security Gates * Separate Kitchen * Large Rooms

This three bedroom flat is in an ideal location for easy access to either the University or the City Centre. It is cut off from the main road by a courtyard and security gates, meaning it is both quiet and secure. The property is close to local amenities, and is well within walking distance to the Morrisons on the Headrow, making those weekly shopping trips a lot easier.

This property is absolutely perfect for students wanting to be very close to the University and wanting to be in a safe and secure environment. The property has been freshly decorated and is finished to an extremely high standard, each bedroom has plenty of room for a double bed, a study area and all essential bedroom furniture. The large separate rooms allow for a peaceful study environment, or just a great place to escape from the day and relax.

This property is suitable for both students and professionals. REF: P1752



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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