

## 5 Moorland Road, Leeds, LS6 1AL

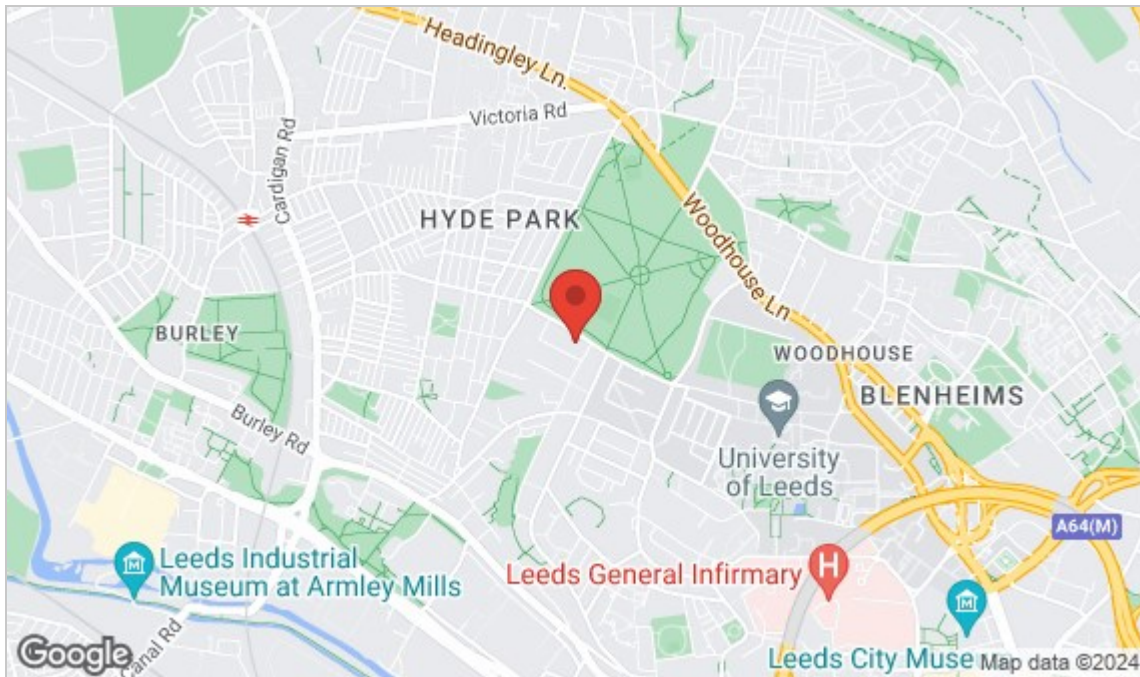
### £1,250 PCM

\*AVAILABLE 1st JULY 2024\* **BILLS INCLUDED** \* Recent Refurbishment \* 2 double sized bedrooms \* Tv included \* Dishwasher included \* Fully Furnished \* Short walk from the university campus \* Local to the city Centre\***BILLS INC**\*

This beautiful two-bedroom flat located opposite Hyde Park and within minutes walking distance of Leeds University. This flat has recently been completely renovated to a very high spec and the flat briefly comprises of two double bedrooms, open plan kitchen/living area and separate bathroom.

- \* Newly refurbished two bed flat
  - \* Internet included
  - \* Open plan kitchen/living area
- REF: P1872





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

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