

## 1 St. Peters Street, Leeds, LS9 8BN

**Asking price £274,000**

\*\*\*Investors only\*\*\*

CityRise is delighted to present a fantastic 2-bedroom, 2-bathroom apartment situated in the bustling Leeds City Centre, it offers the perfect location for young professionals or small families.

The apartment boasts an open-plan layout, maximizing natural light through its large windows, and creating a spacious and inviting atmosphere. It features two well-proportioned bedrooms, a master bedroom en-suite and a separate main bathroom, both boasting modern fixtures and fittings.

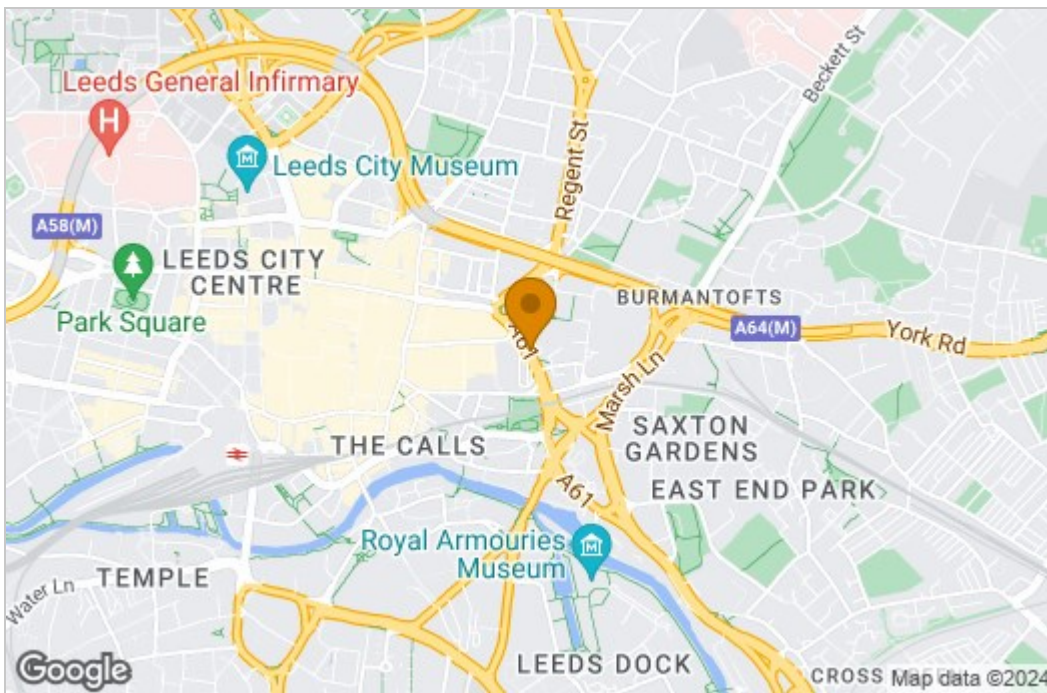
Leeds City Centre is a highly sought-after rental market, attracting a diverse range of tenant profiles. The apartment benefits from excellent transport connections, allowing easy access to Leeds train station and various bus routes. As Leeds undergoes ongoing growth and development, investing in this property allows you to capitalize on the city's rising property values and demand.

Please do not hesitate to contact us for more information.





## Floor Plan

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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