



## Manor Gardens Manor Road, Leeds, LS11 9AH

**Prices from £175,950**

**\*\*INVESTORS ONLY\*\***

CityRise is proud to bring to the market an excellent new development, situated close to Leeds City Centre. Located just a short distance from Leeds Train Station, this area offers an easy access to cultural attractions and convenient amenities.

The development, located on Manor Road, embraces open plan apartments. They feature well-proportioned bedrooms, bright and spacious kitchen-living areas and modern bathrooms.

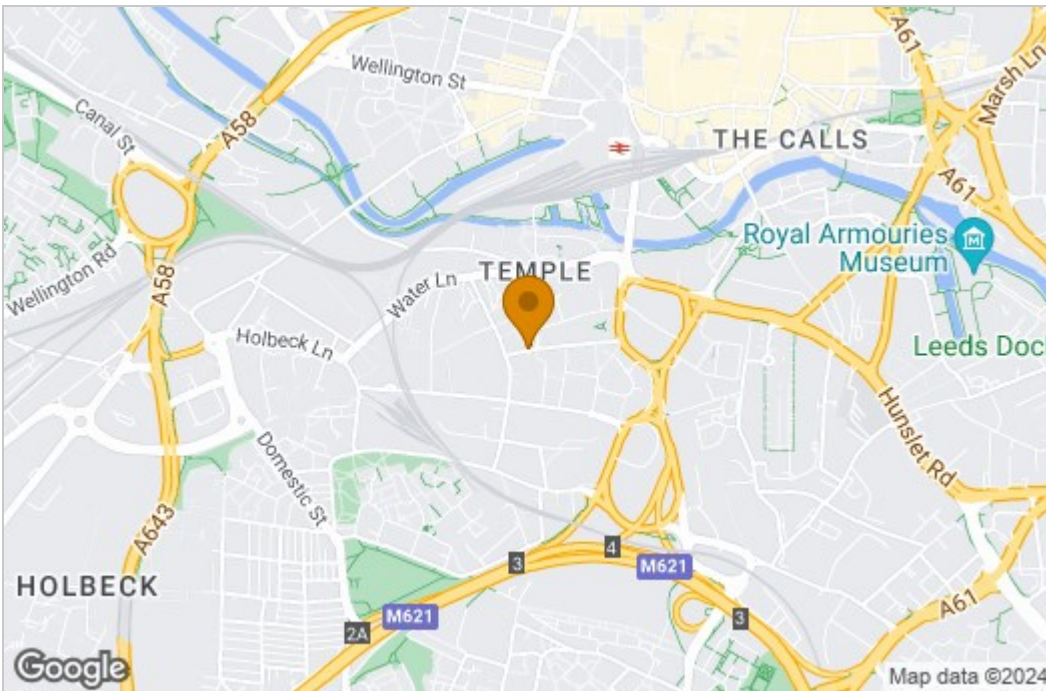
Leeds is a thriving city with a strong economy, growing population, and increasing demand for housing. The city has a vibrant cultural scene, excellent transport links, and a booming job market, making it an attractive location for both residents and investors. Investing in a property in Leeds can offer a combination of capital growth and rental income potential, making it a promising investment opportunity.

Do not hesitate to reach out to us for more details.



# Floor Plan

# Area Map



# Energy Efficiency Graph

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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