



## Sheaf Street Sheaf Street, Leeds, LS10 1HD

Prices from £185,500

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

CityRise is delighted to bring to the market an exclusive collection of studio, one and two bedroom apartments, situated in Leeds City Centre, delivering much needed rental accommodation for one of the UK's fastest growing rental markets – Leeds.

The property is located only a short 15 minute walk to Leeds Train Station, including a variety of local amenities nearby. It is currently being sold as a buy to let investment.

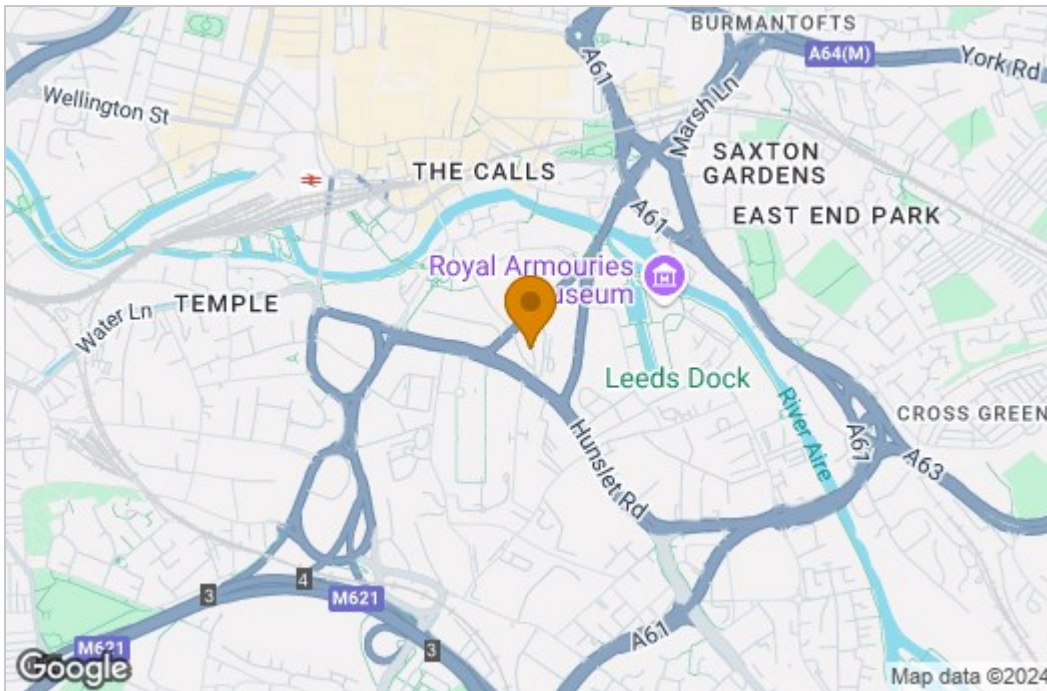
Leeds has a fast-growing population of both students and young professionals, prosperous economic growth, and a popular business scene. The development is based in the very heart of the Leeds South Bank Project - a large industrial area just south of Leeds' River Aire, currently undergoing enormous regeneration efforts, including its largest initiative - Aire park.

Please contact us for further information.



# 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>			
(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.