



## FLAT 2, 8 GROVE ROAD HEADINGLEY, LS6 2AQ

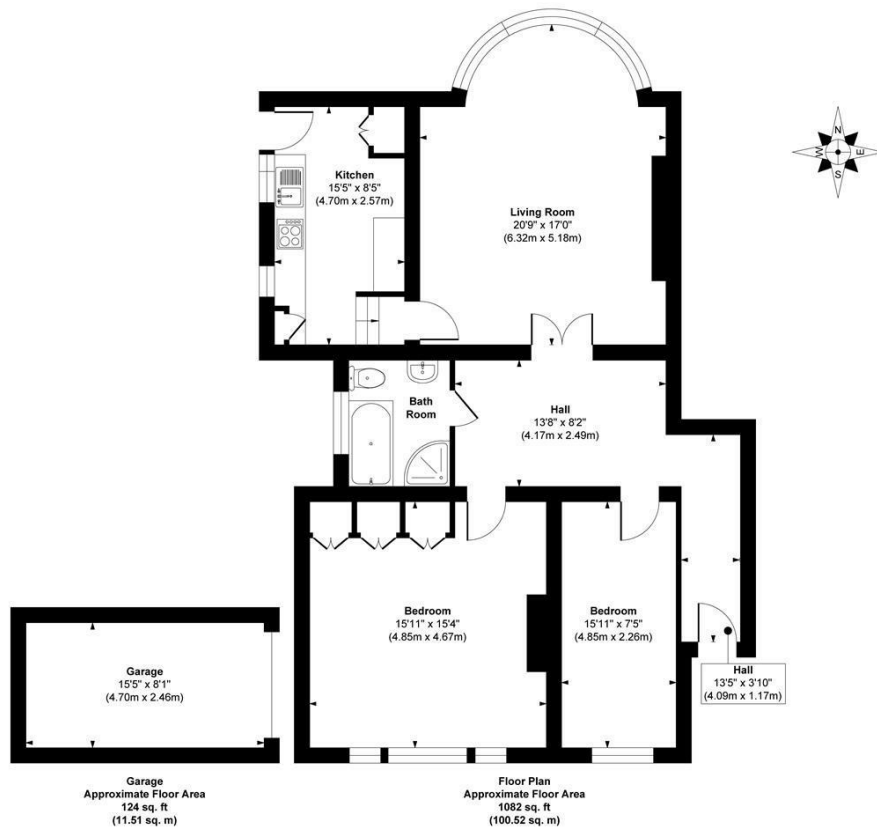
£325,000  
LEASEHOLD

An Impeccable Two Bedroom Apartment, This beautiful, modern apartment is in the highly sought after area of Headingley. This property includes an allocated parking space and would be a perfect home for first time buyers or professionals.

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**Approx. Gross Internal Floor Area 1206 sq. ft / 112.03 sq. m (Including Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale.  
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| 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>                            |                            | 80        |
| (55-68) <b>D</b>                            | 63                         |           |
| (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<br>2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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