



Room 2, 2 Harrogate Road, Leeds, Yorkshire, LS7 4LA

Available Now - All bills included

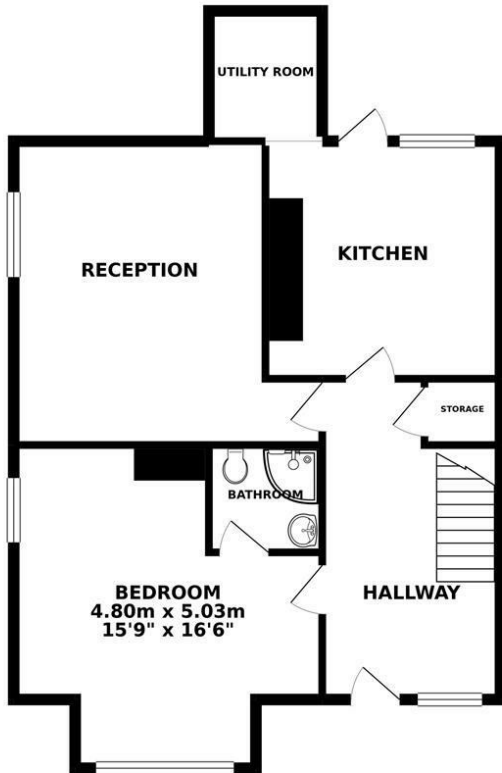
A fully furnished bedroom to rent in a modern and well located shared house in Chapel Allerton.

The five bedroom house contains a large living room with separate kitchen and utility room. A brand new bathroom has been installed on the ground floor.

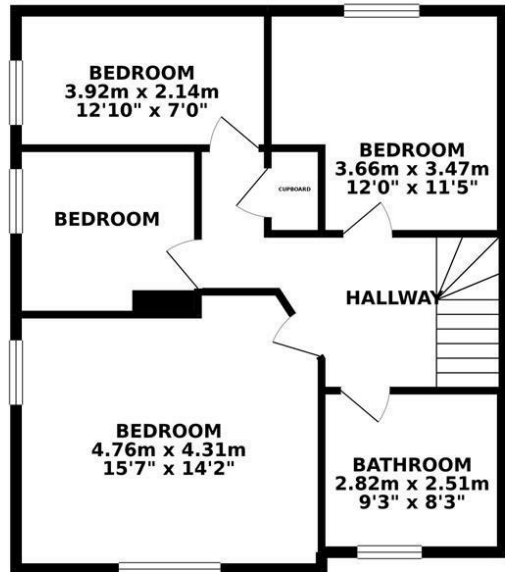
The house also offers a fully enclosed large front garden, off street parking for multiple cars and is conveniently located less than 0.2 miles from Chapel Allerton high street.

£525 Per month

GROUND FLOOR 72.32 sq. m.
(778.49 sq. ft.)



1ST FLOOR 65.01 sq. m.
(699.76 sq. ft.)



TOTAL FLOOR AREA : 137.33 sq. m. (1478.26 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		