



Room 4, 27 Woodlands Avenue, LS28 6QE

Available 23rd September 2024 - all bills included.


A brand new, fully furnished, loft-style studio apartment in Pudsey.


Completely renovated to a very high standard, this top floor, self-contained property is laid out in an open plan style. The living and kitchen area includes new carpets, large Velux windows and a fully fitted kitchen. The bedroom has a new double bed and under-eaves wardrobe and additional storage. An ensuite shower room is accessed off the bedroom.

Woodlands Avenue is located 0.2 miles from New Pudsey Train Station, which has direct trains to Leeds City Centre (10 mins). Asda Superstore is 0.6 miles away. On street parking is available.

£850 Per month

www.fletcherprops.com

| Energy Efficiency Rating | | Current | Potential |
|--|----------------------------|---|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | EU Directive 2002/91/EC |  | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|----------------------------|---|-----------|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
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