



45a Highbury Road, Leeds, Yorkshire, LS6 4EX

AVAILABLE NOW

A self-contained studio flat in the Meanwood/Headingley area.

The property is furnished with a double bed, sofa and fitted carpets. The separate kitchen includes an electric oven and hob, sink, microwave and washer dryer.

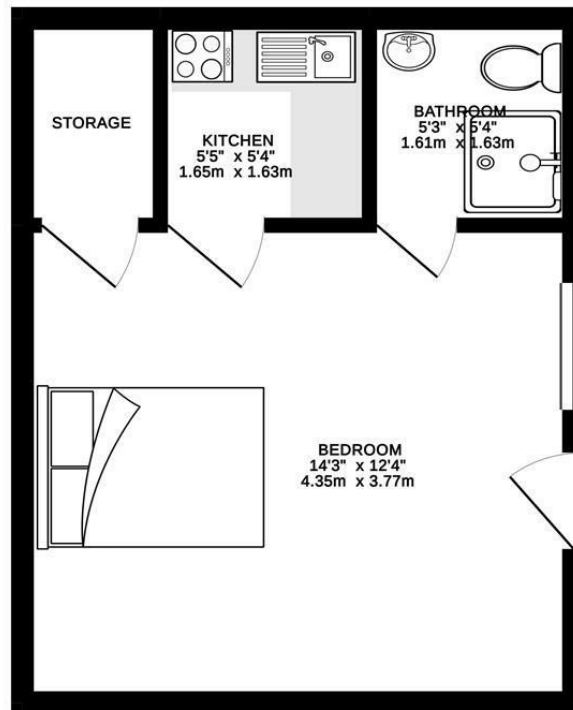
Ideal for students or working professionals, Highbury Road offers easy access to bars, restaurants and Waitrose and Aldi supermarkets.

- Popular Area
- Private Access
- On Street Parking
- Studio Apartment
- Close to Supermarkets
- Fully Furnished

£575 Per month

www.fletcherprops.com

GROUND FLOOR 253 sq. ft.
(23.5 sq. m.)



TOTAL FLOOR AREA : 253 sq. ft. (23.5 sq. m.) 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		75	75
		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		79	79
		EU Directive 2002/91/EC	