



Lower Front,, 52 Kirkstall Avenue, Leeds, LS5 3DW

Available Now! All bills included

An immaculately presented, well-proportioned bedroom to rent within a six bedroom shared house in Kirkstall.

The bedroom contains modern fixtures and furnishings, a walk-in wardrobe and a work desk.

The house has a large communal living room, two bathrooms and a modern kitchen, which contains fully fitted appliances and allowing access to a rear terrace and seating area.

Kirkstall Avenue is located 0.3 miles from Morrisons, with Kirkstall Forge Train Station less than 1 mile away. On street parking is available.

£550 Per month

www.fletcherprops.com

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		