



12 Morris Lane, Leeds, West Yorkshire, LS5 3JT

AVAILABLE NOW

A comfortable one bedroom ground floor apartment in the popular and lively Kirkstall area.

The property is fully furnished and contains an open plan kitchen/living room, double bedroom and en-suite bathroom.

On-street parking and a bus stop with regular routes to Leeds city centre are located directly outside. Headingley Train Station is 0.2 miles away.

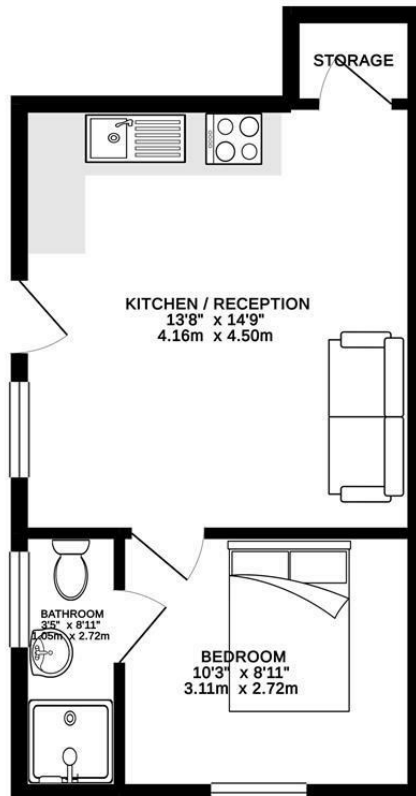
Council tax band A

- Students or Professionals
- Kirkstall/Burley
- Headingley Train Station
- Double Glazing
- Private Entrance
- Close to Supermarket

£725 Per month

www.fletcherprops.com

GROUND FLOOR 337 sq. ft.
(31.3 sq. m.)



TOTAL FLOOR AREA : 337 sq. ft. (31.3 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	74
(21-38) F	
(1-20) G	44
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	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	