



## Flat 1, 8 Southfield Mount, Armley, Leeds, LS12 1SJ

Available Now!

A two bedroom, ground and first floor apartment in Armley.

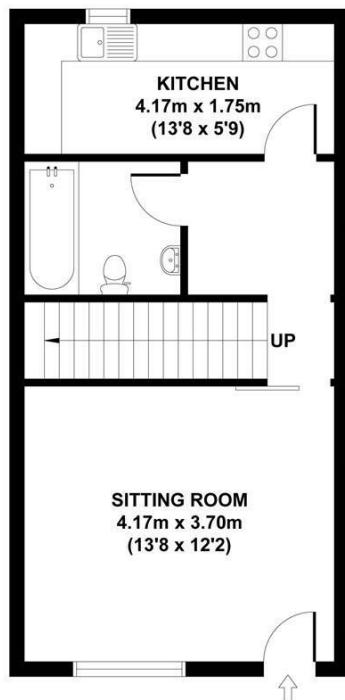
With a shared front garden leading to the front door, this property enters into a spacious living room, with new carpets and decor. The separate kitchen at the rear includes washing and cooking facilities, with under counter and overhead storage.

Upstairs there are two double bedrooms, each with fitted storage and new carpets. The house bathroom contains a bath with shower over.

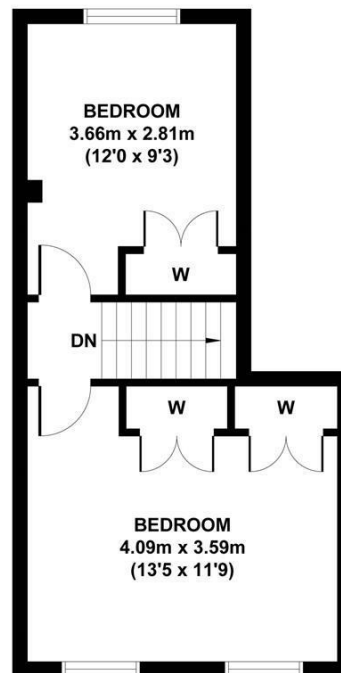
Southfield Mount is a quiet cul de sac with on street parking available. Town Street is less than 0.5 miles away.

**£850 Per month**

[www.fletcherprops.com](http://www.fletcherprops.com)



**GROUND FLOOR**  
GROSS INTERNAL  
FLOOR AREA 36 SQ M



**FIRST FLOOR**  
GROSS INTERNAL  
FLOOR AREA 29 SQ M

**FLAT 1, 8 SOUTHFIELD MOUNT, LEEDS, LS12 1SJ**  
**APPROX. GROSS INTERNAL FLOOR AREA 65 SQ M / 700 SQ FT**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

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			
		72	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	