



## 130 HIGH ASH DRIVE LEEDS, LS17 8RE

£950 PCM

A beautifully presented and recently redecorated two-bedroom ground floor apartment, featuring a private entrance, modern fitted kitchen, new carpets, and a stylishly finished bathroom. Offering a spacious lounge, two double bedrooms, and well-maintained gardens to the front and rear, the property also benefits from a private driveway and single garage for off-street parking. Ideally located on High Ash Drive, close to the excellent amenities of Moortown and Roundhay, with convenient access to Moor Allerton Retail Park, Leeds city centre, and major transport links via the nearby Ring Road

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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	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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