

Flat 4, 69 Clarendon Road, Leeds, LS2 9DS  
£495 Per month

**V&L**  
PROPERTIES



**Flat 4, 69 Clarendon Road, Leeds, LS2 9DS**

**£495 Per month**

**Council Tax Band: B**

Welcome to this charming property located on Clarendon Road in the vibrant city of Leeds. This purpose-built flat, boasting 915 sq ft of space, offers a perfect blend of comfort and convenience.

Upon entering, you are greeted by a spacious reception room, ideal for entertaining guests or simply relaxing after a long day. With three cosy bedrooms, each featuring its own ensuite bathroom, this property ensures privacy and comfort for all residents.

Built in 1990, this property exudes character while offering modern amenities for a comfortable lifestyle. Perfect for students, this flat is conveniently located close to the university, making those early morning lectures a breeze.

Whether you're looking for a new home or a savvy investment opportunity, this property on Clarendon Road has all the makings of a wonderful place to call your own. Don't miss out on the chance to make this delightful flat your new abode in the heart of Leeds.







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| Energy Efficiency Rating                    |         |                                                                                                               |
|---------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                     |
| Very energy efficient - lower running costs |         |                                                                                                               |
| (92 plus) <b>A</b>                          |         |                                                                                                               |
| (81-91) <b>B</b>                            |         |                                                                                                               |
| (69-80) <b>C</b>                            |         |                                                                                                               |
| (55-68) <b>D</b>                            |         |                                                                                                               |
| (39-54) <b>E</b>                            |         |                                                                                                               |
| (21-38) <b>F</b>                            |         |                                                                                                               |
| (1-20) <b>G</b>                             |         |                                                                                                               |
| Not energy efficient - higher running costs |         |                                                                                                               |
| England & Wales                             |         | EU Directive 2002/91/EC  |