



2 Swan Street, City Centre  
£800 Per calendar month

AVAILABLE NOW - LS1 CITY CENTRE LOCATION - ONE BEDROOM - OPEN PLAN LIVING - WOODEN FLOORING - FITTED KITCHEN WITH INTEGRATED APPLIANCES - SECURITY VIDEO ENTRY - MODERN THROUGHOUT - BATHROOM WITH SHOWER - INTERNAL VIEWING ESSENTIAL

One bed apartment finished to a high standard and is located on the first floor in the Swan Street Development. Which is situated in the heart of Leeds City Centre. Comprising of a spacious open plan living area with wooden floor. The kitchen has a Stainless Steel Oven, Hob, Extractor Hood, Washer and Fridge Freezer. The modern bathroom has a power shower. Benefits from video entry system.

### COUNCIL TAX BAND

LEEDS CITY COUNCIL BAND C

### EPC RATING

TBC

### MOBILE SIGNAL/BROADBAND COVERAGE

PLEASE CLICK ON THE FOLLOWING LINK TO ASSESS COVERAGE FOR THIS PROPERTY

<https://checker.ofcom.org.uk/>

### PARKING

THERE IS NO PARKING AT THE PROPERTY

### SEWERAGE

THE PROPERTY IS MAINS CONNECTED

### VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am-1pm Saturday. Alternately, please feel free to leave us a voicemail out of hours with your information and we will call you back.

### WATER METER

There is/ a water meter at the property

### COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460

