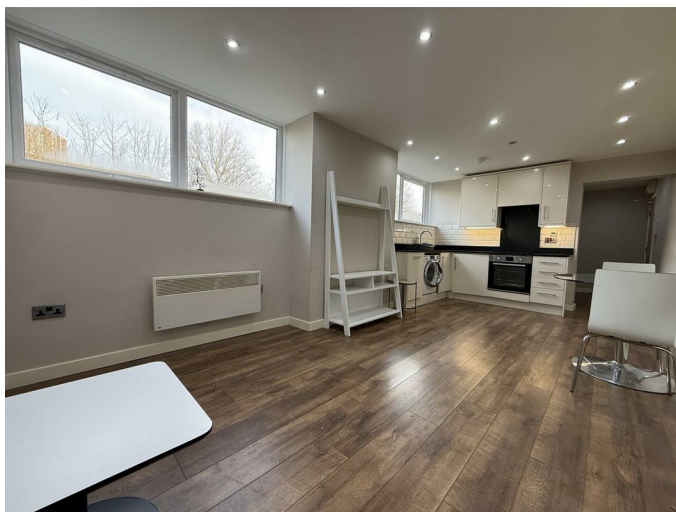




12 Kirkstall Gate Commercial Road, Kirkstall
£750 Per calendar month

AVAILABLE EARLY DECEMBER - FULLY RE-DECORATED - ONE BEDROOM FIRST FLOOR APARTMENT BLOCK WITH LIFT - CLOSE TO EXCELLENT TRANSPORT LINKS - OPEN PLAN LIVING/DINING ROOM WITH KITCHEN AREA - GRANIT WORKTOPS & INTEGRATED APPLIANCES - BEDROOM WITH SHOWER ROOM - PARKING TO THE REAR OF THE BLOCK (OFF STREET PARKING IN CAR PARK) EPC RATING D





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	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 