



## Tate House, Leeds, LS2 7QW, £1,000

Parklane are pleased to introduce this bright, modern flat to the rentals market. The flat has a spacious open plan layout and has been fitted with a modern high gloss kitchen which includes integrated appliances and a dining space that opens up into the living area which is offered UNFURNISHED or FURNISHED. Both of the double bedrooms benefit from the large and deep windows which could even act as extra seating areas. The main bedroom will come FURNISHED and the second will be UNFURNISHED or FURNISHED so will be suitable as either a bedroom or at home office. Both of the bathrooms in the property have been completed to a high, modern standard with a standing shower and a shower with a bath tub. Tate House is located close to the new Victoria Gate shopping centre; this development will offer a variety of amenities on your doorstep including John Lewis. Deposit £1150. EPC Rating C. Council tax band E. **\*\*No virtual viewings available\*\*PROFESSIONALS ONLY\*\*NO STUDENTS\***



2



2



# Tate House, Leeds, LS2 7QW



- Part furnished
- 2 Bedrooms
- 2 Bathrooms
- Open plan living area

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

