



## West Point, Leeds, LS1 4JN, £1,250 PCM

Fully furnished two bedroom apartment available on the 11th floor. The property overlooks Wellington Street and is a few minutes walk from Leeds railway station. The lounge is spacious and complete with a fully-fitted kitchen area incorporating oven & hob, fridge/freezer, dishwasher and a very contemporary finish. Two brown leather sofas, dining table & four chairs supplied. Walnut wood flooring. Large balcony which is west-facing and enjoys the sunniest of aspects; balcony furniture supplied. The hallway leads to two double bedrooms, both carpeted and fully furnished to a very high standard. Both bedrooms have en-suite facilities. Must be viewed. Deposit £1440. EPC Rating C. Council tax band D.



2



2



D

# West Point, Leeds, LS1 4JN



- **Furnished**
- **Two double bedrooms**
  - **En-suite**
  - **Balcony**
- **Secure Parking**

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			
<b>England &amp; Wales</b>		77	87
	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		

