



West Point, Leeds, LS1 4JL, £1,250 PCM

The property is on the 8th floor, has fabulous dual aspect views and needs a serious viewing straight away!! Large hallway leads through to the lounge/kitchen area except that this has a balcony with a wonderful easterly view. Two double bedrooms, one with a 'jack & jill' bathroom. The master bedroom has an en-suite shower area. The property is 856 square feet in size and exudes a great feeling of space & light. Secure underground parking. Deposit £1380. EPC Rating C. Council Tax band D.



2



2



D

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- Two large double bedrooms
- Two bathrooms
- Balcony with city views
- 24 hour concierge
- 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			
		75	86
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		

