



Bowfell Close, Leeds, LS14 6EN, £1,050 PCM

Parklane are delighted to bring to market this very well presented two bed mid-terraced house which is offered furnished. Large living room with french windows leading out onto the decked terrace, separate kitchen with floor and wall units and downstairs W/C. The upstairs has been re-carpeted and comprises of two double bedrooms and the house bathroom with a three piece suite in white with bath and overhead shower. Gas central heating, uPVC double glazing throughout, one designated parking space with additional street parking. Deposit: £1210. EPC Rating B. Council Tax Band A.

**2****1****A**

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- Two Double Bedrooms
- Bath and Shower
- Unfurnished
- Neutral decor
- Garden
- Double Glazing

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			
England & Wales		85	85
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		84	84
EU Directive 2002/91/EC			

