



## Manor Mills, Leeds, LS11 9BR, £775 PCM

**\*\*\*12 MONTHS LETS ONLY\*\*\*** High quality studio apartment situated just ten minutes walk from Leeds train station. The accommodation comprises: Open plan living area incorporating fitted Kitchen with oven, hob and washer dryer, Bedroom area with double bed. Separate fully tiled shower room. Balcony. High quality furnishings. Excellent finish throughout. Deposit £890. EPC Rating B. Council tax band A.



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A

# Manor Mills, Leeds, LS11 9BR



- **Furnished**
- **studio**
- **Tiled Bathroom**
- **Ten minutes to train station**

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>		82	82
	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		

