



CLIFF ROAD - DESIGN HOUSE, LEEDS, LS6 2ET, £850 PCM

Wonderful conversion of a historic church built in 1865, set in a quiet backwater near Hyde Park Corner. Sympathetic conversion carried out to retain many of the original features, Spacious 1 bedroom apartment featuring open plan living area with laminated floor, leather effect suite, coffee table, TV stand. Fully fitted, modern cube style ash kitchen with stainless steel handles, oven and hob, laminated and tiled flooring and downlighters. Washer/dryer, dishwasher and breakfast bar. Bathroom with nautical style royal blue mosaic tiles and shower cubicle. Large, luxuriously carpeted double bedroom with downlighters. Central heating. Double glazing. Video entry system, alarm and own gated, secure parking to the rear of the building. Excellent location, 1 mile to City Centre and motorways. 5 minutes walk to Leeds university for students. Council Tax Band B.



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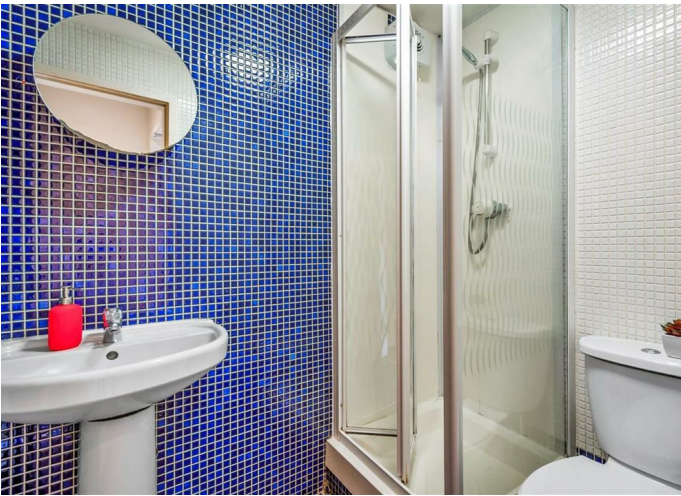


1



B

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- Shower
- Double Beds
- Double Glazing
- Washing Machine
 - Parking
 - Dishwasher

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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		69	79
(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		

