



SPRING ROAD, LEEDS, LS6 1AD, £875 PCM

*** Central heating included in the rent *** A spacious studio flat with its own entrance virtually in the centre of the sought after location of Headingley. This is a good sized studio that has been decorated to a high standard throughout. Lounge/living room including laminate flooring, double bed on feature mezzanine floor, wardrobe, desk plus chair, settee, coffee table and t.v. stand. Bathroom tiled floor to ceiling including modern suite, shower cubicle, wash basin and low flush w.c. Separate fitted kitchen with a range of wall and base units and contrasting work top, integrated stainless steel oven and hob, fridge freezer and washing machine. Double glazing, fire alarm and burglar alarm for your security. This property will appeal to those students seeking access to Becketts Park Campus and Leeds University with all the facilities Headingley has to offer including restaurants, shopping, pubs and cinemas on your door step. COUNCIL TAX BAND A



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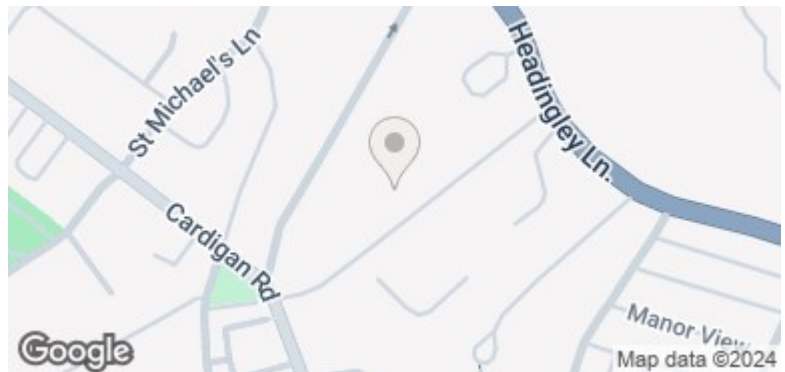
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- Shower
- Bath
- Double Beds
- Double Glazing
- Washing Machine
- Garden

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	EU Directive 2002/91/EC	70	77

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	69	79



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- **Parking**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
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(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		70	77
	EU Directive 2002/91/EC		

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