

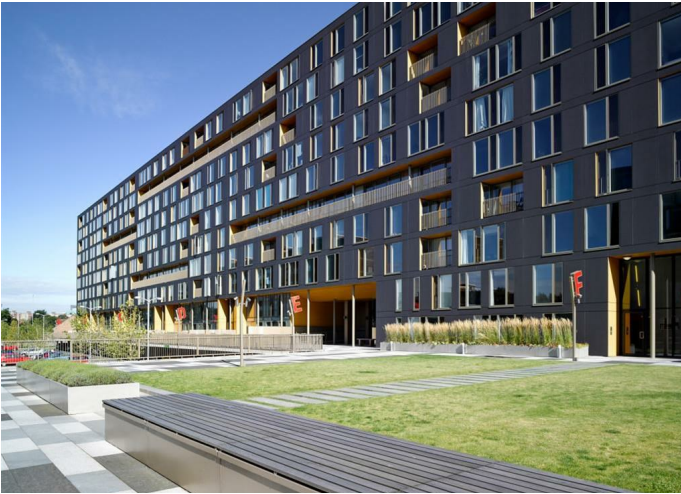


Saxton, Leeds, LS9 8FQ, £149,950

Exceptionally well presented one bedroom apartment in Saxton Gardens with ONE SECURE PARKING SPACE included. This property boasts plenty of natural light with its floor to ceiling windows throughout the property. Briefly comprises of open plan living room/kitchen with east facing balcony, integrated kitchen with fridge/freezer, storage cupboard housing water tank and washer/dryer. Carpeted double bedroom with excellent views over the communal gardens. House bathroom with three piece suite in white with bathtub and overhead shower. Currently let until February 2026 at £11700 per annum. EPC Rating D. Council tax band B.***Property tenanted until February 2026***

**1****1****B**

Saxton, Leeds, LS9 8FQ



- One Bedroom
- Furnished
- Balcony
- Washer/dryer
- One Parking Space Included
- 9th floor

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	

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	

