



McClure House, Leeds, LS10 1LR, £1,200 PCM

Large two bed apartment furnished to an excellent standard in the popular Leeds Dock development. Comprising of open plan living room/kitchen with integrated fridge/freezer, dishwasher and washing machine. Both bedrooms are large doubles with fully opening windows. One ensuite shower room with additional house bathroom. Property also comprises of large hallway with storage cupboard. Property includes SMART Samsung TV. EPC Rating D. Deposit: £1,380. Council tax band D. Cladding work due to start Summer 2025.



2



2



D

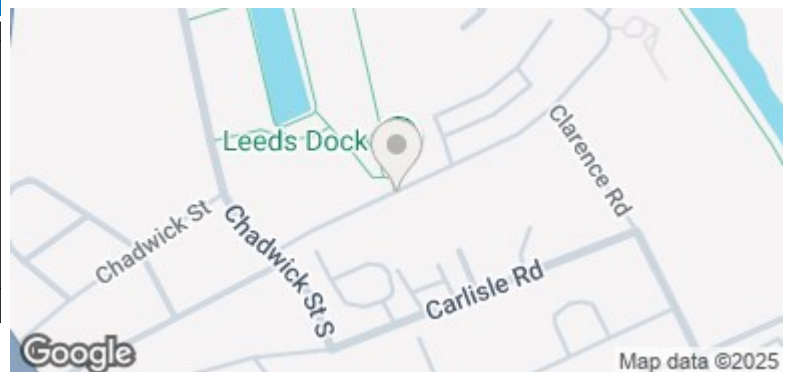
McClure House, Leeds, LS10 1LR



- Furnished
- Two Double Bedrooms
- Large Open Plan Living Room/Kitchen
- Corner Balcony
- Dock Views
- Parking Available at Additional Cost

| 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 | 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 | EU Directive 2002/91/EC |



McClure House, Leeds, LS10 1LR



• Two Bathrooms

| 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 | EU Directive 2002/91/EC |
| | 67 | 79 |

| 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 | EU Directive 2002/91/EC |
| | 70 | 71 |

