



1 Brewery Wharf, Leeds, LS10 1GY, £1,250 PCM

Well presented 2 bedroom, 2 bathroom apartment WITH SECURE PARKING at No. 1 Brewery Wharf. The furnished accommodation briefly comprises: Entrance Hall with storage housing the washer dryer, open plan Living Room incorporating fully fitted Kitchen area with dishwasher, Balcony, 2 Double bedrooms with ensuite Shower room to the Primary Bedroom, Further House Bathroom with full bath and shower over. Excellent location 10 minutes walk to Trinity. Deposit £1440. EPC Rating B. Council tax band D.



2



2



D

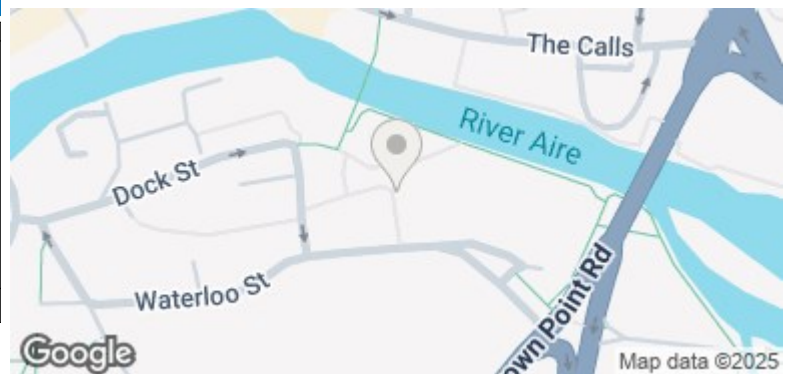
1 Brewery Wharf, Leeds, LS10 1GY



- **Furnished**
- **2 Bedrooms**
- **2 Bathrooms**
- **Fitted Kitchen**
- **Open plan Living Room**
- **Balcony**

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	



1 Brewery Wharf, Leeds, LS10 1GY



- Secure parking

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	82	86
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		

