



45 Park Lane, Leeds, LS8 2EH, £1,100 PCM

Very spacious furnished garden flat with its own entrance in arguably one of the most desirable locations in Leeds. Large open plan Living room with travertine tiled floor incorporating cherry wood fitted kitchen with integrated appliances. Both bedrooms are very spacious and include ensuite facilities to each room. Guest cloak room. On the door step to Roundhay golf club and park and a short walk to the desirable restaurants, shops and bars on Street Lane. Communal gardens and allocated parking space. Deposit: £1,265. EPC Rating D. Council tax band C.



2



2



C

45 Park Lane, Leeds, LS8 2EH



- **Furnished**
- **2 Double bedrooms**
- **Dishwasher**
- **Double Glazing**
- **Washing Machine**
- **Allocated 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		
	63	76
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		
	78	78
England & Wales	EU Directive 2002/91/EC	

