



TALBOT VIEW, LEEDS, LS4 2RQ, £1,400 PCM

For those looking for a nice property at an affordable rent. Semi-detached property with easy access to Headingley, Kirkstall and direct public transport to the City Centre within a minutes walking distance. The property comprises of a large living room with laminate wooden flooring. Modern fitted kitchen with oven, hob, fridge, freezer and washing machine. Ikea style furniture, central heating and double glazed throughout. EPC Rating B.



4



1



B

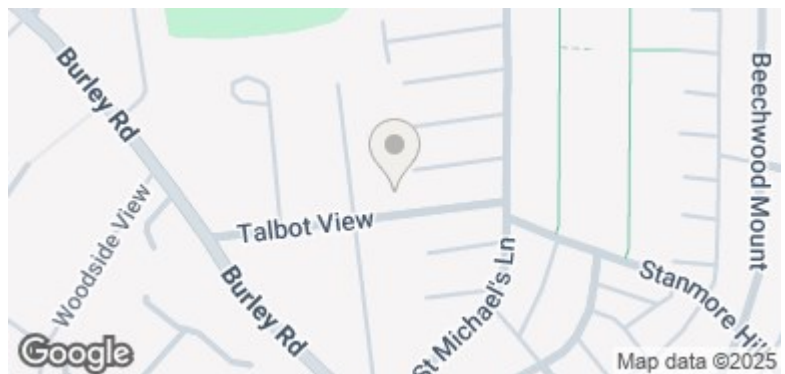
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- Shower
- Bath
- Double Beds
- Double Glazing
- Washing Machine
- Garden

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		
		84
	65	
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		
		81
	59	
England & Wales	EU Directive 2002/91/EC	



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- Dishwasher

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		65	
(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 CO2 emissions		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		
EU Directive 2002/91/EC		

