



## Aspect 14, Leeds, LS2 8WF, £149,950

Excellent 2 bedroom, 2 bathroom apartment situated on the eleventh floor. There is a spacious terrace which is north facing with 180° panoramic stunning views. Open plan Living Room with fully equipped fitted Kitchen with dishwasher. Master bedroom with en-suite. Further bedroom and House Bathroom. The complex is gated and within walking distance of the university, hospitals and the city centre. EPC Rating B. Council tax band C. Let under until 30th Aug 2026 at £1050 PCM.

**2****2****C**



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- **Furnished**
- **2 Bedrooms**
- **2 Bathrooms**
- **11th Floor**
- **Large terrace**
- **Dishwasher**

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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