



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		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Our branch opening hours are:

Mon	0900 - 17:30
Tues	0900 - 17:30
Weds	0900 - 17:30
Thurs	0900 - 17:30
Fri	0900 - 17:30
Sat	0900 - 15:00
Sun	By Appointment

We are also available for out of hours appointments.

The prestigious offices in Chapel Allerton (North Leeds) and Whitkirk (East Leeds) provide residential & commercial sales and lettings, full property management services, all aspects of commercial property, legal services and in-house mortgage advice and financial planning.

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Gateway East, Marsh Lane, LS9 8AU

£1,050 Per Calendar Month

- SOUGHT AFTER BLOCK
- TWO BALCONIES
- CONCIERGE
- RECEPTION ROOM
- OPEN PLAN KITCHEN
- 2 BEDROOMS
- 2 BATHROOMS
- AVAILABLE 8TH MAY!!

STYLISH APARTMENT IN SOUGHT AFTER DEVELOPMENT

Stoneacre Properties are delighted to be able to offer "To Let" a stylish and well presented apartment located on the first floor (with lift) of a modern and sought after purpose built block. Gateway East is ideally located for all multiple shopping and transport amenities at Leeds City Centre and is also ideally placed for local motorway links, with local shops and coffee bars, literally on the doorstep. The apartment is offered to let in good decorative condition throughout and features a spacious entrance hall, a well appointed reception room with a open plan kitchen, two double bedrooms and two bathroom (one being en-suite). There is also two balconies and a lift. Early internal viewings are strongly recommended. AVAILABLE 8TH MAY!!

ENTRANCE HALL

Laminated wood strip flooring, inset spotlights, electric panel heater, storage cupboard with plumbing for washing machine, access to all rooms.

RECEPTION ROOM

Laminated wood strip flooring, inset spotlights, double glazed door leading to balcony, electric panel heater, open plan to kitchen.



OPEN PLAN KITCHEN

Range of modern fitted wall and base units, built in oven and four ring electric hob with extractor hood over, circular bowl stainless steel sink unit, under counter integrated fridge, inset spotlights.



BEDROOM ONE

Double glazed window, double glazed door leading to balcony, electric panel heater, inset spotlights.



EN-SUITE SHOWER ROOM

Modern suite comprising walk in shower cubicle, wash hand basin, low level WC, inset spotlights, part tiled walls, tiled flooring.



BEDROOM TWO

Double glazed window, electric panel heater, inset spotlights.



BATHROOM/WC

Modern suite comprising tiled bath with shower attachment, low level WC, pedestal wash hand basin, fully tiled walls, tiled flooring.



BALCONIES

There are two separate balconies. One is accessed via the reception room and one is accessed via the main bedroom.

