



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	75	80
	EU Directive 2002/91/EC	

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Sun	By Appointment

We are also available for out of hours appointments.

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Gledhow Wood Close, Roundhay, LS8 1PN

£850 Per Calendar

Month

- STUNNING APARTMENT
- MODERN PROPERTY
- FIRST FLOOR
- TWO DOUBLE BEDROOMS
- ENSUITE BATHROOM
- PARKING
- AVAILABLE JULY 2024
- EPC RATING - C

Offering TO LET a recently refurbished and beautifully presented apartment which can be found on the first floor of a purpose built block in the tranquil backwaters of Roundhay. This stunning apartment features well appointed rooms and the accommodation comprises a reception room with attractive views over Leeds City Centre, fitted kitchen, two double bedrooms and two bathrooms (one en-suite). Gledhow Wood Close is set within well tended communal grounds and also features ample parking for both residents and visitors. Viewings are highly recommended to avoid disappointment. Available JULY 2024.

## ENTRANCE HALL

Small entrance hallway leading to open plan kitchen.

## RECEPTION ROOM

A delightful reception room with laminated wood strip flooring, low voltage inset spotlights, two stylish floor to ceiling radiators, large double glazed window.



## KITCHEN

Range of luxury fitted wall and base units with smart work tops and smoked glass splash back, built in oven and four ring gas hob with extractor hood over, integrated fridge/freezer, plumbed for washing machine, low voltage inset spotlights, laminated wood strip flooring, stylish floor to ceiling radiator.



## BEDROOM ONE

Low voltage inset spotlights, double glazed window, radiator.

## EN-SUITE SHOWER ROOM

Luxury suite comprising walk in shower cubicle, low level WC, wash hand basin, tiled walls, tiled flooring.

## BEDROOM TWO

Low voltage inset spotlights, double glazed window, radiator.



## LUXURY BATHROOM/WC

Luxury suite comprising tiled bath with built in shower unit and glass shower screen, low level WC, wash hand basin, low voltage inset spotlights, chrome heated towel rail.

## EXTERIOR

## COMMUNAL GARDENS

Communal grounds.

## PARKING

Parking for residents and visitors.

