



**Stoneacre**  
Properties



## **Winrose Avenue, Leeds, LS10 3AJ**

### **£995 Per Calendar Month**

Stoneacre Properties are delighted to offer to rent this Spacious two-bedroom terraced house on Winrose Avenue in Leeds. Ideal for those seeking a spacious living environment, this part furnished property presents a blank canvas for you to create your own personal sanctuary.

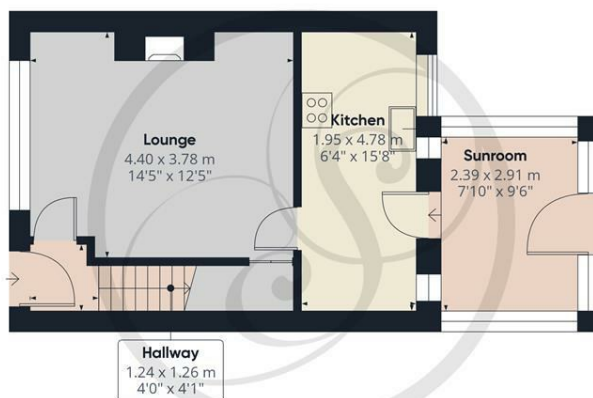
The property briefly comprises of light, large living room, Kitchen with white goods included, sunroom to the rear, two double bedrooms and a modern bathroom.

One of the standout features of this property is the large garden. Additionally, the garden includes storage sheds and to the front of the property is a gated drive.

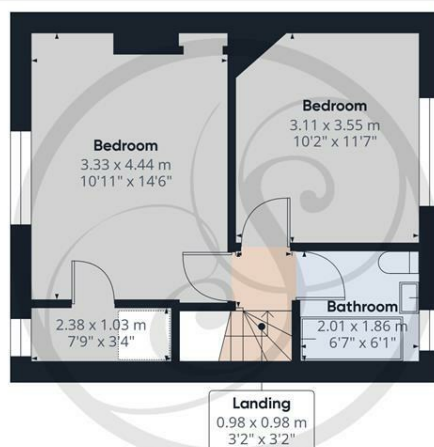
This Terraced house is well-positioned to take advantage of local amenities, schools, and transport links. Don't miss the opportunity to make it your own!  
Available NOW!



## Floor Plan



### Floor 0



Floor 1

Approximate total area<sup>10</sup>

68.11 m<sup>2</sup>

733.11 ft<sup>2</sup>

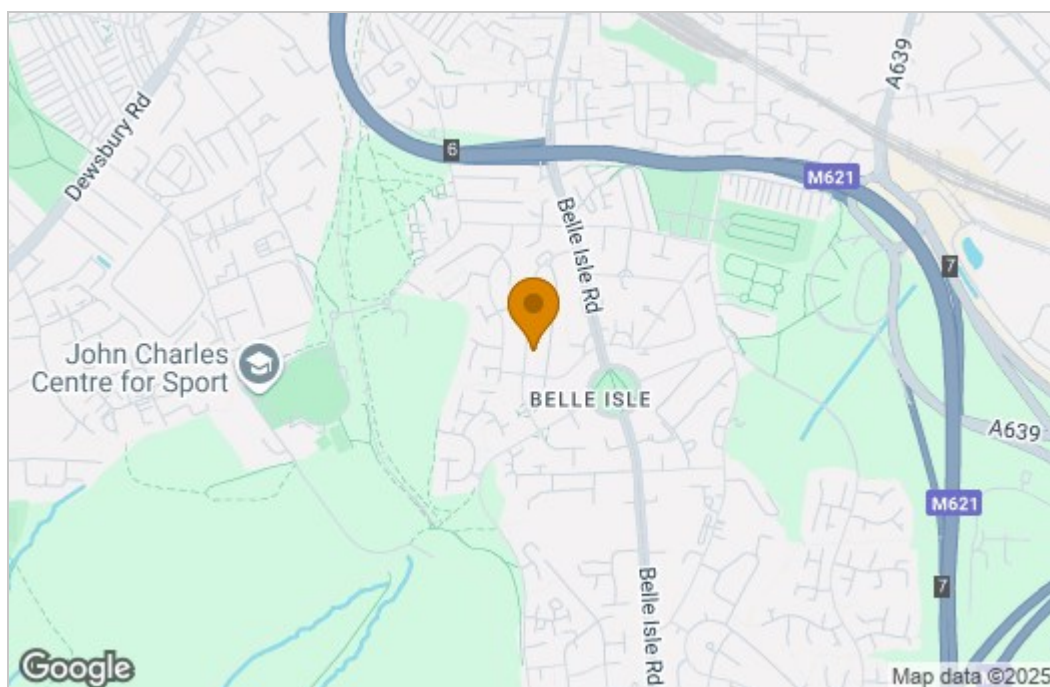
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.


Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## Area Map



### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		<p>72</p>	<p>87</p>
<p><b>England &amp; Wales</b></p>		<p>EU Directive 2002/91/EC</p>	

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		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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