



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(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		

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Beech House, Woodhouse Cliff, LS6 2HF

£1,275 Per Calendar  
Month

\*\*\*FANTASTIC PROPERTY WITH HEATING AND WATER INCLUDED\*\*\*

Offering to let this SPACIOUS ground floor, 2 DOUBLE BEDROOM property in a great location close to local amenities and transport links to the city centre. The property is finished to an EXCELLENT STANDARD and briefly comprises of; Entrance hall with Storage Cupboard, Two Double Bedrooms, Open Plan Kitchen/Living Room and Shower Room.

The property also benefits from an allocated parking space. Available unfurnished but with white goods including washer Dryer, fridge/freezer and dishwasher. Heating and Water is included in the rent. Early viewings are advised to be in with a chance of renting this exclusive property. AVAILABLE MID JUNE 2025

\*New photos pending, current photos of another similar apartment in the building\*

- EPC RATING - C
- HEATING & WATER INCLUDED
- TWO DOUBLE BEDROOMS
- FANTASTIC FINISH
- ALLOCATED PARKING
- WHITE GOODS
- STORAGE CUPBOARD
- AVAILABLE 11TH JUNE 2025!



