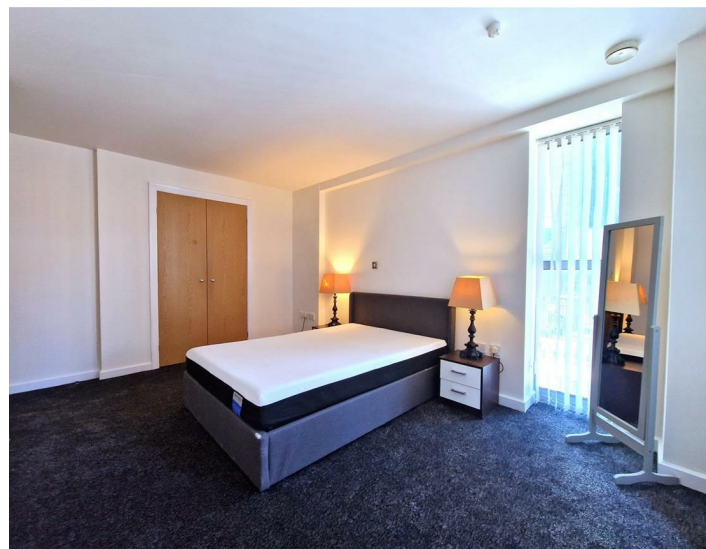
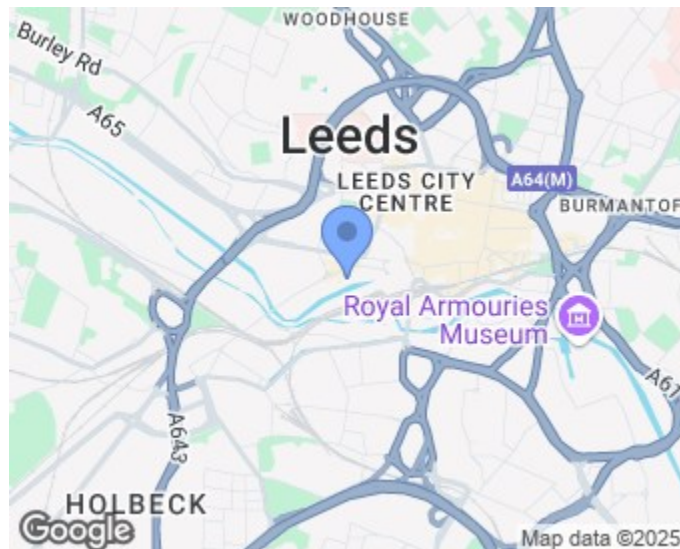




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	79	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Briefly comprising; Lounge with a spacious balcony looking onto the Quay front; Open plan Kitchen with white goods; two double bedrooms (one with En-Suite) and Modern Bathroom. Within walking distance from Briggate and all other local amenities, restaurants and cafe's Leeds have to offer. Regular local transport is offered by train and bus connecting residents to the rest of Leeds. Viewings are highly recommended to avoid disappointment. Cladding works are planned but not underway on the building at time of advertising. Perfect for individuals working in the City Centre. Parking not included. FURNISHED. Available NOW!

- 2 Double Bedroom
- Furnished
- First Floor
- Spacious Lounge
- Balcony
- Convenient Location
- Available NOW
- EPC RATING - C

• Cladding works are planned but not underway on the building at time of advertising

- Council tax band E

LOUNGE

KITCHEN

BEDROOM ONE

BEDROOM TWO

BATHROOM

BALCONY

