



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

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|-------|----------------|
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| Thurs | 0900 - 17:30   |
| Fri   | 0900 - 17:30   |
| Sat   | 0900 - 15:00   |
| Sun   | By Appointment |

We are also available for out of hours appointments.

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184 Harrogate Road, Leeds, West Yorkshire, LS7 4NZ  
Telephone: 0113 237 0999 Email: north@stoneacreproperties.co.uk

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\*\*\* CLOSE TO UNIVERSITIES \*\*\* We are delighted to be able to offer To Let a ground floor apartment set within a purpose built block of flats and offering reasonable access to all multiple shopping and transport facilities at Leeds City Centre as well as local Universities. The apartment features a reception room, a separate kitchen, two double bedrooms and a bathroom/WC. Viewings are strongly advised to avoid disappointment! Available EARLY SEPTEMBER 2025

- **Unfurnished**
- **Ground Floor**
- **Two Double Bedrooms**
- **Bathroom/Wc**
- **Entry System**
- **Double Glazed**
- **EPC - C**
- **Available NOW!**



## ENTRANCE HALL

Entrysystem, large storage cupboard.

## RECEPTION ROOM

Laminated wood strip flooring, electric wall heater, double glazed window, door through to kitchen.

## KITCHEN

Fitted wall and base units, stainless steel sink unit, built in oven and four ring electric hob, plumbed for washing machine, double glazed window, laminated wood strip flooring.



## BEDROOM ONE

Electric wall heater, double glazed window.

## BEDROOM TWO

Electric wall heater, double glazed window.

## BATHROOM/WC

Suite comprising panelled bath with shower attachment, low level wc, pedestal wash hand basin, frosted double glazed window, part tiled walls.

