



| 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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£850 Per Calendar
Month

SUPERB 2 DOUBLE BEDROOM FLAT IN A HIGHLY SOUGHT AFTER MODERN DEVELOPMENT Stoneacre Properties are delighted to be able to offer to Let a superb apartment which can be found on the first floor of the modern and highly sought after York Dale development. Ideally placed for all local amenities as well as being close to transport links into Leeds City, the accommodation comprises of a secure communal entrance, entrance hall, lounge, a luxury open plan kitchen, two double bedrooms and a luxury bathroom/WC. There is also an allocated parking space. Unfurnished. Available Early December 2025.

- EPC RATING B
- POPULAR DEVELOPMENT
- CLOSE TO AMENITIES
- LOUNGE
- LUX OPEN PLAN KITCHEN
- 2 DOUBLE BEDROOMS
- LUX BATHROOM
- ALLOCATED PARKING
- UNFURNISHED
- AVAILABLE EARLY DECEMBER 2025

ENTRANCE HALL

LOUNGE

OPEN PLAN KITCHEN

BEDROOM ONE

BEDROOM TWO

BATHROOM/WC

EXTERIOR

PARKING

Allocated parking space.

