



1 Brewery Wharf, Leeds, LS10 1GY, £1,250 PCM

Well presented 2 bedroom, 2 bathroom apartment WITH SECURE PARKING at No. 1 Brewery Wharf. The furnished accommodation briefly comprises: Entrance Hall with storage housing the washer dryer, open plan Living Room incorporating fully fitted Kitchen area with dishwasher, Balcony, 2 Double bedrooms with ensuite Shower room to the Primary Bedroom, Further House Bathroom with full bath and shower over. Excellent location 10 minutes walk to Trinity. Deposit £1440. EPC Rating C. Council tax band D.



2



2



D

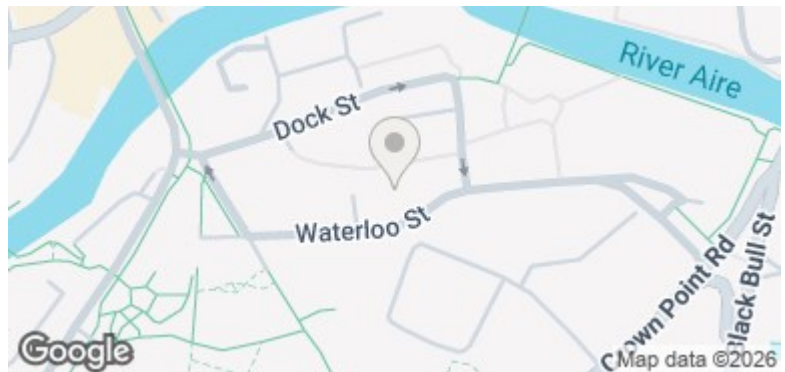
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- **Furnished**
- **2 Bedrooms**
- **2 Bathrooms**
- **Fitted Kitchen**
- **Open plan Living Room**
- **Balcony**

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		78	86
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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- **Secure parking**

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