



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(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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Tues	0900 - 17:30
Weds	0900 - 17:30
Thurs	0900 - 17:30
Fri	0900 - 17:30
Sat	0900 - 15:00
Sun	By Appointment

We are also available for out of hours appointments.

The prestigious offices in Chapel Allerton (North Leeds) and Whitkirk (East Leeds) provide residential & commercial sales and lettings, full property management services, all aspects of commercial property, legal services and in-house mortgage advice and financial planning.

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Stoneacre
Properties

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Beech House, Woodhouse Cliff, LS6 2HF

£1,195 Per Calendar
Month

FANTASTIC NEW PROPERTY WITH HEATING AND HOT WATER INCLUDED Offering to let this RECENTLY REFURBISHED, SPACIOUS ground floor, 2 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; Communal Entrance Hallway with lockable Storage Cupboard, Two 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 washing machine, fridge/freezer and dishwasher. Heating and hot Water is included in the rent. Early viewings are advised to be in with a chance of renting this exclusive property. Available mid September!

COUNCIL TAX BAND - A

- HEATING & HOT WATER INCLUDED
- EPC RATING - C
- 2 DOUBLE BEDROOMS
- FANTASTIC FINISH
- ALLOCATED PARKING
- WHITE GOODS
- STORAGE CUPBOARD
- AVAILABLE MID SEPTEMBER

