



85 Old Park Road, Leeds, LS8 1JB, £1,250 PCM

Well presented garden apartment in this stunning development located on Old Park Road on the doorstep of Roundhay Park. The furnished accommodation comprises: Private entrance, Modern fitted Kitchen, Open plan Living Room with dining area and Bi-Fold doors giving access to private patio area, Two double bedrooms both having ensuite bathrooms, further Guest toilet, Secure parking, maintained Communal Gardens. The apartment is also ten minutes walk from the Bars, shops, restaurants and amenities on Street Lane. Deposit £1440. EPC Rating D. Council Tax Band D.



2



2



D

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- **Furnished**
- **Two Bedrooms**
- **Two Bathrooms**
- **Guest WC**
- **Fitted Kitchen**
- **Bi-Fold doors to patio**

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		
	60	78
England & Wales	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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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- Secure Parking
- Doorstep of Roundhay Park

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These particulars are intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract.