



Ring Road, Leeds, LS17 8NR, £1,100 PCM

Excellent 2 double bedroom 2 bathroom DUPLEX property in the desirable area of Moortown in Leeds. Very bright open plan Living Room with walnut veneered floor and doors plus a feature bay window. Stunning German imported pearl effect fitted kitchen with integrated appliances. Fully tiled ground floor shower room also including WC and wash hand basin. Second fully tiled house bathroom located on the 1st floor along with two bright double bedrooms. Alarm. Roundhay Park, quality restaurants and golfing facilities are all within easy access. Allocated parking space. Deposit £1265. EPC Rating D. Council Tax Band B.



2



2



B

Ring Road, Leeds, LS17 8NR



- Spacious and light living room with bay window
- Fully fitted kitchen with quality integrated appliances
 - Two double bedrooms
- Fully tiled house bathroom on the first floor
- Fully tiled shower room on the ground floor

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	58	66
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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	

