



## Aspect 14, Leeds, LS2 8WF, £149,950

PARKLANE are pleased to offer for sale a TWO BEDROOM, TWO BATHROOM apartment for sale within ASPECT 14. Open Plan living/kitchen/diner with floor to ceiling window and door to balcony over looking the communal gardens, two bedrooms and two bathrooms. Aspect 14 is a popular development within minutes of the First Direct Arena, walking distance to the universities and the recently regenerated trendy Northern Quarter area of Leeds City Centre which has various restaurants and bars. Excellent investment property or first time buy. EPC Rating C. Council Tax Band C.

Let until 27th Sept 2026 at £1025 PCM.



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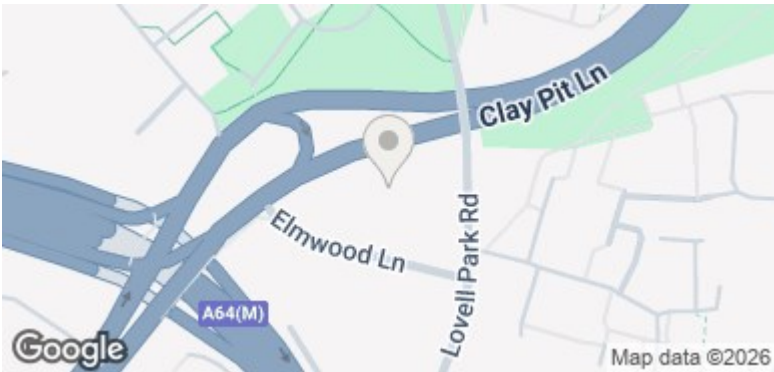
C

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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		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



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.