



10 Westfield Court, Westfield Road, Leeds, LS3 1DL

A modern and spacious, two bedroom apartment in popular Burley.

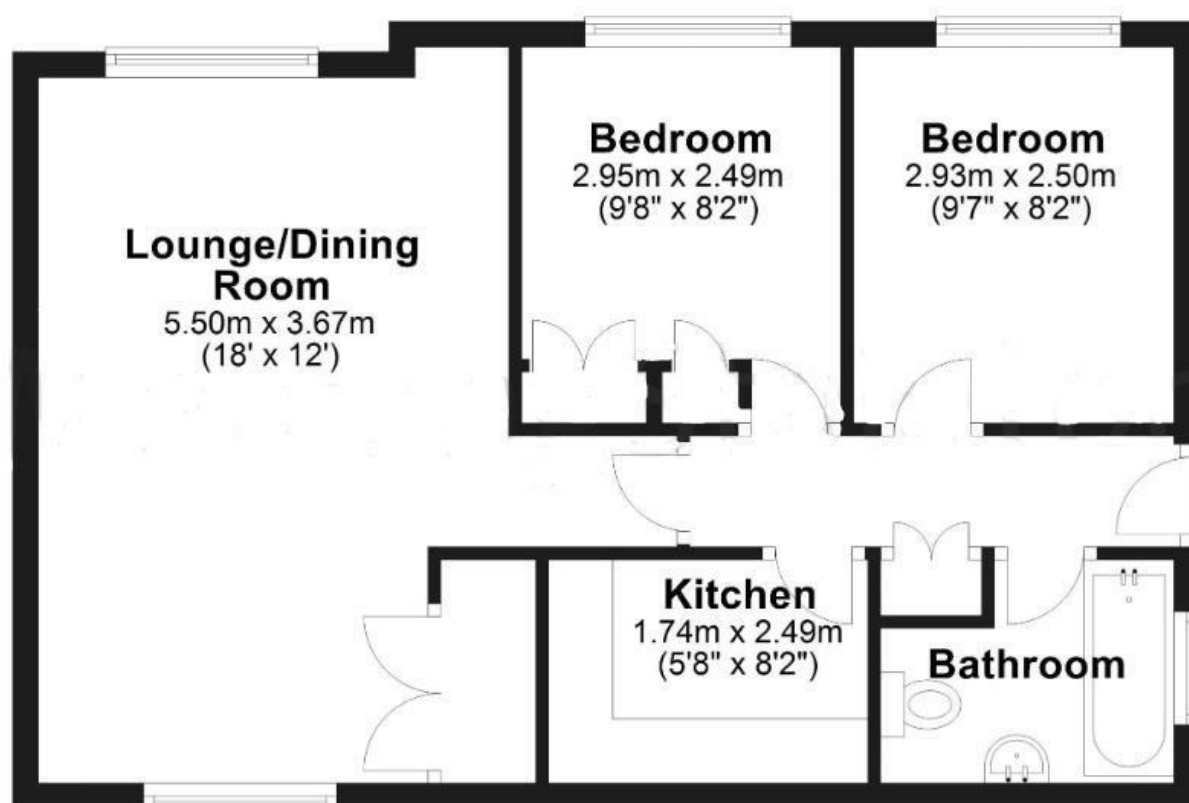
Located on the first floor of this residential block, this property comprises a large, dual aspect living room with modern flooring, lighting and decor. Two double bedrooms, each with built in wardrobes, are accompanied by a recently installed bathroom which contains a bath with shower over.

Westfield Court is located off Burley Road, which is one of the main arterial routes towards Leeds City Centre. Allocated residents' parking is available and local buses depart less than 0.1 miles away.

- Chain Free
- Two Bedrooms
- Secure Fob Entry
- Allocated Private Parking
- Separate Kitchen
- Communal Courtyard

£120,000

Approx. 50.2 sq. metres (540.5 sq. feet)



Total area: approx. 50.2 sq. metres (540.5 sq. feet)

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		71	73
		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	