



45 Park Lane, Leeds, LS8 2EH, £1,100 PCM

A stunning 2 bedroom loft apartment within this high quality period conversion. The accommodation comprises: private entrance hall with space to make an interesting study area, open plan lounge with, exposed brick wall and travertine tiled floor in the kitchen area. Cherry wood effect fitted kitchen with all appliances integrated plus a dining table and chairs. Bedroom one boasts an exposed brick feature wall, high ceiling and a fully fitted ensuite bathroom with marble tiles to the floor and walls. Second double bedroom and spacious house bathroom. All encompassed in an imposing Victorian property located in one of the most desirable locations in Leeds with amazing views over Roundhay golf course and beyond. Off street Parking. Deposit £1265. EPC Rating D. Council tax band D.

**2****2****D**

45 Park Lane, Leeds, LS8 2EH



- **Furnished**
- **Two Bedrooms**
- **Two Bathrooms**
- **Parking**
- **Sought after area**

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 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	

