



## Lower Brunswick Street, Leeds, LS2 7PU, £1,650 Per month

Nestled in the vibrant area of Lower Brunswick Street, Leeds, this exquisite terrace house offers a perfect blend of modern living and convenience. Built in 2022, this new build property spans an impressive 1,184 square feet, providing ample space for comfortable living.

The house features two well-appointed bedrooms, ideal for small families or professionals seeking a stylish abode. With two bathrooms, morning routines will be a breeze, ensuring privacy and ease for all occupants. The large living space is perfect for entertaining guests or simply relaxing after a long day, while the sun-trapped roof terrace invites you to enjoy the outdoors in a private setting.

Offered Fully furnished, the property also includes parking, a valuable asset in this bustling area.

Situated close to a variety of shops, cafes, and supermarkets, you will find everything you need within easy reach. This property is not just a house; it is a lifestyle choice, offering both comfort and convenience in one of Leeds most sought-after locations. Don't miss the opportunity to make this stunning home your own. Deposit £1900. EPC Rating B. Council tax band D.

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# Lower Brunswick Street, Leeds, LS2 7PU



- New Build
- Furnished
- 2 Double Bedrooms
- 2 Bathrooms + WC
- Roof Terrace
- Parking

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

