



Flat 1, 195 Broadgate Lane, Leeds, Yorkshire, LS18 5BS

AVAILABLE NOW - Perfect for sharers

A recently refurbished, fully furnished, three bedroom apartment in Horsforth.

This dual-storey apartment benefits from a private entrance leading into a bright, comfortable and spacious living area with an open plan kitchen containing fully integrated appliances and a large fridge freezer. There are three evenly distributed large double bedrooms, each containing ample storage and a desk.

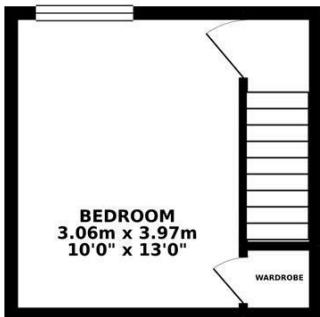
The property includes a new bathroom with a bath and enclosed shower. There is also a second separate WC.

- Three Bedrooms
- Two Bathrooms
- Gas Central Heating
- Double Glazing
- Ground Floor
- Fully Furnished

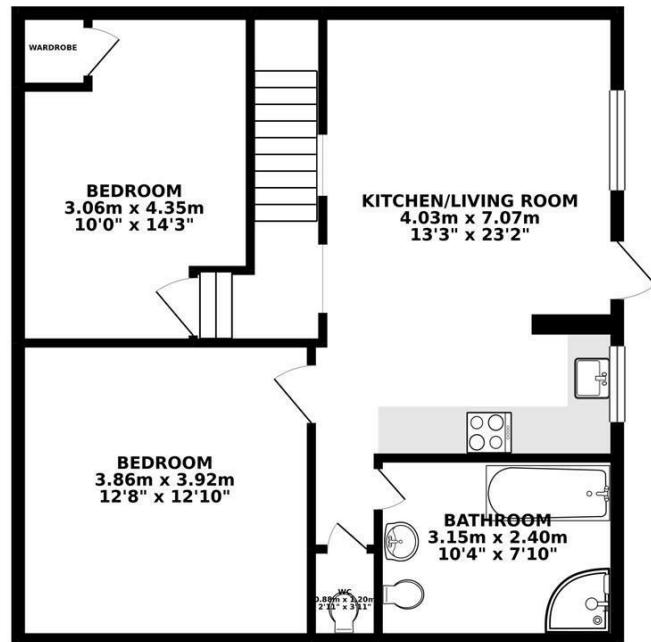
£945 Per month

www.fletcherprops.com

BASEMENT 15.95 sq. m.
(171.66 sq. ft.)



GROUND FLOOR 65.25 sq. m.
(702.36 sq. ft.)



TOTAL FLOOR AREA : 81.20 sq. m. (874.03 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operational efficiency can be given.

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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 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	