



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		74	
(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	

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We are also available for out of hours appointments.

The prestigious offices in Chapel Allerton (North Leeds) and Whitkirk (East Leeds) provide residential & commercial sales and lettings, full property management services, all aspects of commercial property, legal services and in-house mortgage advice and financial planning.

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Beckhill Avenue, LS7 2RG

£950 Per Calendar Month

Stoneacre Properties are delighted to offer for rent this lovely terraced home, located in a quiet position between Meanwood and Chapel Allerton and therefore offering easy access to the array of amenities.

The property briefly comprising; entrance hall, spacious inner hallway, kitchen, lounge-diner, two bedrooms, and bathroom. There is also a rear garden and front lawn with an external storage space.

Enquire now to avoid disappointment! AVAILABLE NOW!

- 2-BED PROPERTY
- AVAILABLE NOW
- REAR GARDEN
- CLOSE THE CHAPEL ALLERTON
- IDEAL RENTAL OPPORTUNITY
- EPC - C
- COUNCIL TAX BAND - A

## Entrance

Entering the property you are welcomed into the entrance hallway which offers access to storage cupboard, lounge/diner, and kitchen.

## Lounge/Diner

Spacious lounge/diner is laid to carpet and comprises a feature fireplace, rear door out to the garden and access to the kitchen.

## Kitchen

Galley kitchen is made up of wall and base units and comprises oven, hob with extractor above, plumbing for washing machine, sink with drainer, and houses the boiler.

## Bedroom 1

Spacious double bedroom is laid to carpet with window to rear elevation of the property.

## Bedroom 2

Bedroom two laid to carpet with window to rear elevation of the property.

## Bathroom

Bathroom comprises shower over full size bath, toilet and sink.

## External

Externally, the property boasts a rear garden laid to lawn with patio area and mature shrubbery and is newly re-fenced. To the front is an area laid to lawn and an external storage area.

