



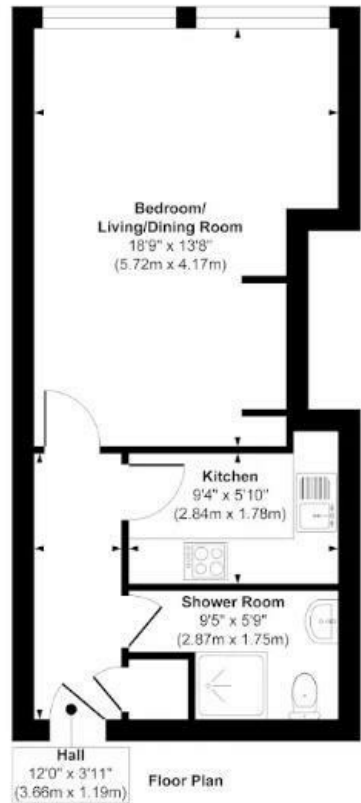
## 16 YORK PLACE LEEDS, LS1 2EU

£775 PER MONTH

Located in the heart of Leeds city centre's financial district, this well-presented top-floor studio apartment in Britannia House offers convenient and low-maintenance living just a short walk from Leeds Train Station and the Trinity Shopping Centre. The property features a bright and airy open-plan living, dining and sleeping area with a flexible layout, a separate modern kitchen with integrated appliances, and a contemporary bathroom suite. Set within a secure, professionally managed development with communal laundry facilities on each floor, this apartment is ideal for professionals seeking a prime city-centre rental with excellent access to local amenities and transport links.

MONROE

SELLERS OF THE FINEST HOMES



**Approx. Gross Internal Floor Area 400 sq. ft / 37.16 sq. m**  
 Illustration for identification purposes only, measurements are approximate, not to scale.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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