



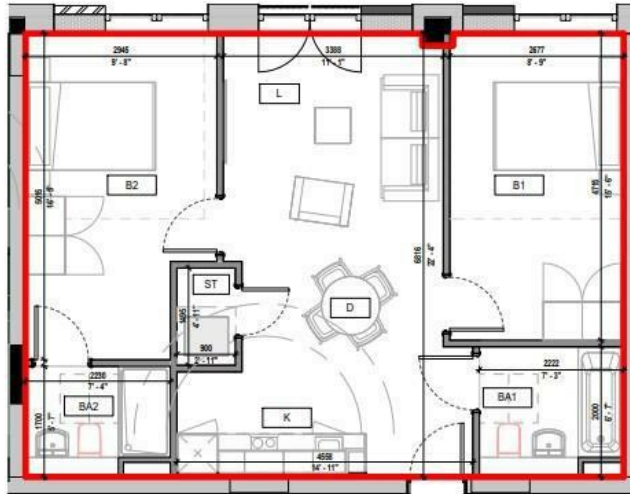
**FLAT 96 SPRINGWELL GARDENS, SPRINGWELL ROAD
LEEDS, LS12 1FH**

£1,300 PER MONTH

Move In July 2026 | Modern Fixtures Throughout | South Facing | Low Deposit Option | Terrace areas |
Bike Storage

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Springwell Gardens
Apartment - A407



Note: Apartment Area and dimensions subject to Detailed Design and Construction tolerances

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	86
(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	

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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