



# TO RENT

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**31 Sunset Road, Meanwood, Leeds, LS6 4LS**

**Rent: £1,175 Per Month : Deposit: £1,355**

A superb location with rear views overlooking Meanwood Park, this is a well-presented two-bedroom semi-detached bungalow.

Fully UPVC double-glazed and gas central heating. Accommodation includes a fitted kitchen with a fridge, washing machine, and dishwasher, a lounge, two bedrooms, and a tiled shower room. Rear lawned garden with superb park views and shed.

The property is UNFURNISHED and is available immediately for non-smoking, professional tenants. Placement of tenancy is subject to references.

The bungalow is located in a highly regarded residential area and benefits greatly from local Meanwood shops and amenities, including the Waitrose supermarket and Meanwood Park.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	