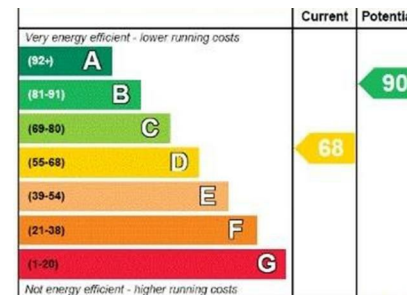


Aviary Place, Leeds, LS12 2NP

£950 Per Month

Council Tax Band: A



Well presented family home available to rent in a popular residential area of Leeds. Offering spacious accommodation throughout, this property is ideal for families, professionals or company lets looking for a convenient location close to Leeds City Centre.

The property briefly comprises a comfortable living area, fitted kitchen, generously sized bedrooms, family bathroom, and a private rear garden. The home offers practical and comfortable living with plenty of natural light throughout.

Situated within easy reach of Leeds City Centre, motorway links, local schools, supermarkets and public transport routes, the property is perfectly positioned for commuters and families alike.

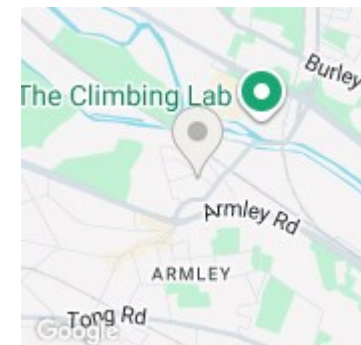
**Property Features:**

- Spacious family home
- Fitted kitchen
- Bright and airy living spaces
- Private rear garden
- On street parking available
- Excellent transport links
- Close to local amenities and schools
- Ready to move in

**Location Highlights:**



**Open House Leeds Central**



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>		
(55-68) <b>D</b>	68	
(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	