



## 308 Quarry Court High Street, Leeds, LS27 0BY

### £900 Per month

Zero Deposit Option Available. Available from 18th November.

Welcome to this charming apartment located in the desirable Quarry Court, Morley, Leeds. This delightful one plus one bedroom property offers a perfect blend of comfort and convenience, in a newly converted property.

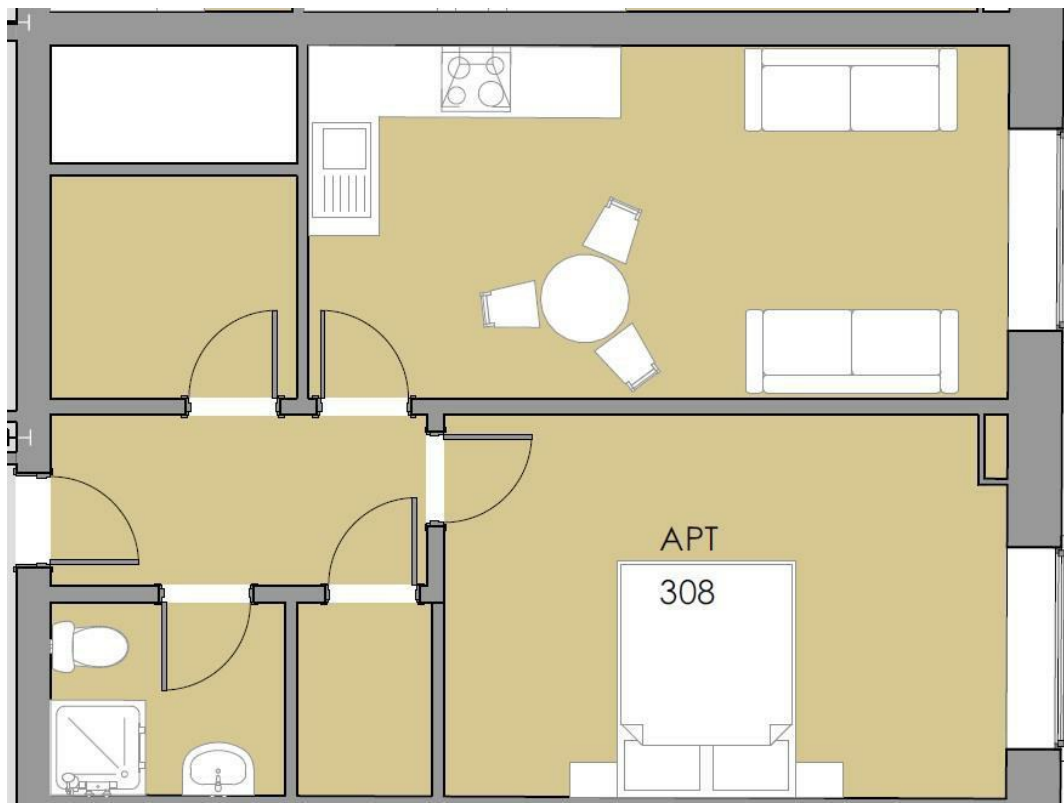
Spanning an impressive 581 square feet, the apartment features a well-appointed reception room that provides a warm and inviting space for relaxation or entertaining guests. The large bedroom is thoughtfully designed to ensure a peaceful night's sleep, while the bathroom is modern and functional, catering to all your daily needs. There is also the bonus of a second room which can be used for a multiple of uses including an occasional guest room or a fantastic home office.

One of the standout features of this property is the availability of parking in the communal car park, a valuable asset in this bustling area. Residents will appreciate the ease of access to local amenities, including shops, cafes, and parks, all within a short distance.

Quarry Court is well-connected to public transport, making it easy to explore the wider Leeds area and beyond. Whether you are commuting for work or enjoying a day out, you will find that this location offers both convenience and a sense of community.



Floor Plan



Area Map



Energy Efficiency Graph

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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) A                                                     |         |                         |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         |                         |
| (55-68) D                                                       |         |                         |
| (39-54) E                                                       |         |                         |
| (21-38) F                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |

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