



**Stoneacre**  
Properties



**Kendal Bank, Leeds, LS3 1NR**  
**£950 Per Calendar Month**

**TWO BEDROOM, FIRST FLOOR FURNISHED APARTMENT AVAILABLE TO RENT IMMEDIATELY.**

Situated in the perfect location for the city centre this apartment would suit a young professional or couple.

The apartment comprises of; entrance hallway, separate living room with large window allowing in plenty of natural light, kitchen with gas hob, electric oven and fridge, plenty of storage and large enough to accommodate a dining table, two bedrooms and bathroom with underfloor heating. The property is double glazed through out and whilst there is no central heating their are free standing heaters set on timers which have the same desired effect. Newly decorated throughout.

Allocated parking space with permit.

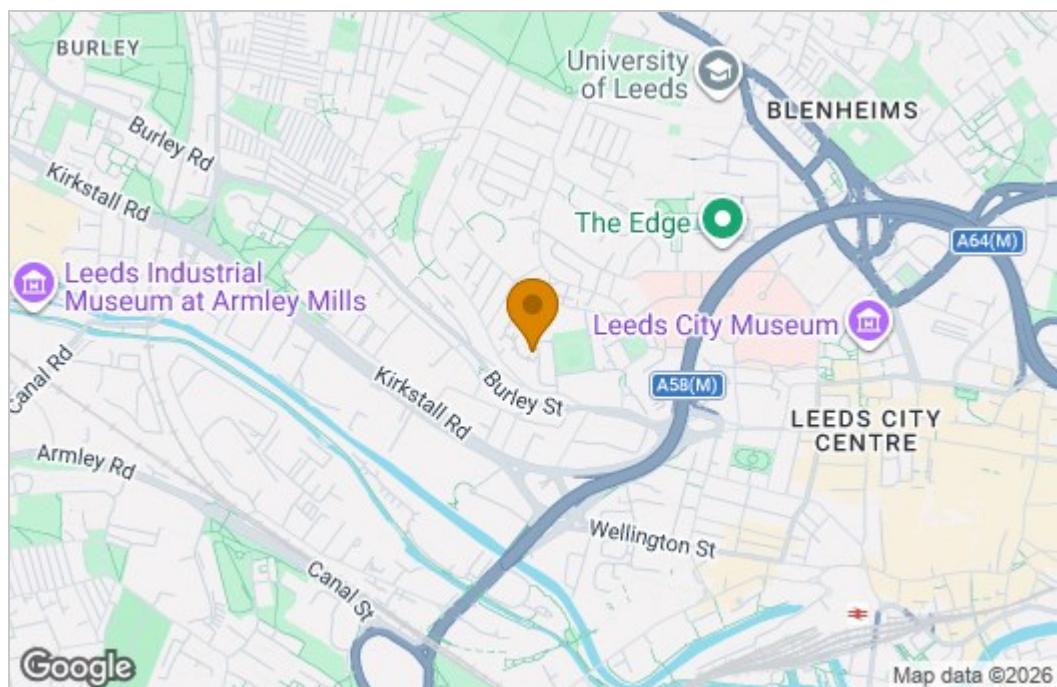
Excellent location, within walking distance to Leeds City Centre, local restaurants and bars, Cardigan Fields and Kirkstall shops and cafes. Close to public transport links, inner ring road to Motorways. EPC: D. Council Tax band: B



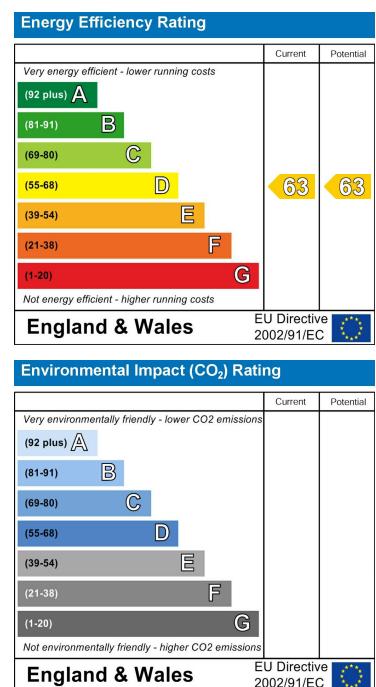
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

