

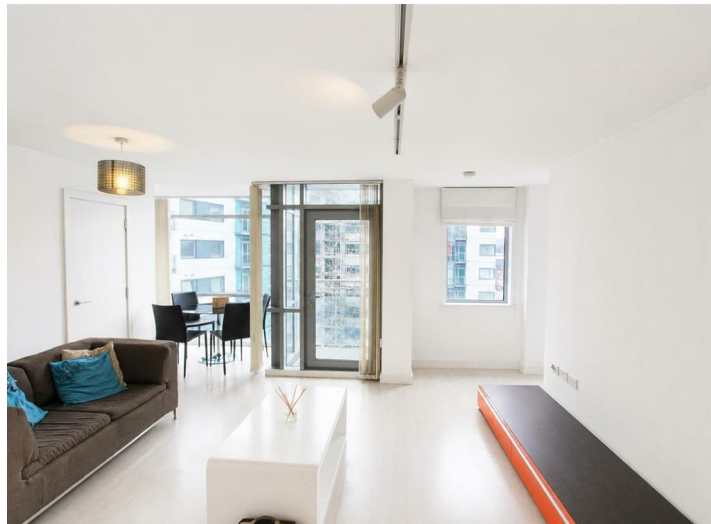


Manor Mills, Leeds, LS11 9BT, £845 PCM

A lovely studio apartment with a high standard of furnishings and south/courtyard-facing aspect. Located in the popular Manor Mills development, the apartment features wide bleached Oak-effect flooring, floor-to-ceiling glazing in the living area, small mosaic tiles throughout in the bathroom and a compact but functional kitchen including dishwasher. Small balcony and a pleasant outlook. Located just a short walk to the city's shops, bars and restaurants and is situated close to Bridgewater Place - home to a Starbucks coffee shop and a large Tesco Express convenience store as well as other small but high quality food retailers. Close to Leeds City Station, the M621 motorway and the business district. Deposit £975. EPC Rating C. Council tax band A.

**1****1****A**

Manor Mills, Leeds, LS11 9BT



- One Bedroom
- Furnished
- Double bed
- Double Glazing
- Washing Machine

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	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

