



### Viewings

Viewings by arrangement only.  
Call 0114 483 0038 to make an appointment.

### Vendors Comments

Add text here

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 74      | 74        |
| (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                     |         |           |



Flat 74 Tate House, 5-7 New York Road, Leeds, LS2 7QW

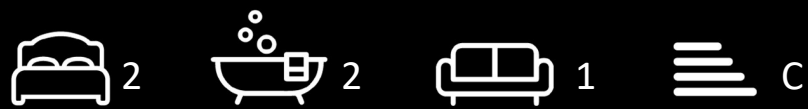
£1,800 Per month

- Duplex, penthouse apartment
- Furnished to a high standard
- Ideal for a professional couple
- Viewing highly recommended
- £1,500pcm until estimated June 2027 while cladding works close balcony
- South facing terrace
- Leeds City Centre
- Available from 19th July 2024
- Allocated car parking is available by separate negotiation
- EPC Grade C

# Flat 74 Tate House, 5-7 New York Road, Leeds LS2

7011

\*\*\* External cladding works are currently taking place on the building, so the balcony is temporarily out of use. In recognition of this, the landlord has agreed to reduce the rent by £300pcm, from £1,800pcm to £1,500pcm, until the works are completed, which is currently scheduled for June 2027.\*\*\*  
TRULY STUNNING, two bedroom DUPLEX, PENTHOUSE apartment with SOUTH FACING TERRACE. Occupying the 5th and 6th floor and situated at the heart of LEEDS CITY CENTRE!  
Ideal for a professional couple and FURNISHED to a HIGH STANDARD. High end fitted kitchen with full size fridge freezer, dishwasher and wine fridge.  
An internal inspection is highly recommended to appreciate the size and standard of accommodation on offer.  
Allocated car parking is available by separate negotiation.  
EPC Grade C.



Council Tax Band: D

