



## ELBA GOTTS ROAD LEEDS, LS12 1DD

£995 PER MONTH


\*\*\* 50% OFF FIRST MONTHS RENT IF YOU MOVE DURING APRIL \*\*\*

Gorgeous Flat - Ready to Move Into | New Kitchen | Great Location | Walking Distance into Town | Canal Side Location | Two Bedrooms | On Site Concierge | Close to Motorways/ Train Station |

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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