



The Loom House, Leeds, LS9 8EU, £850 PCM

Well presented one bedroom furnished apartment WITH SECURE PARKING space available to let. The newly decorated apartment benefits from a good sized open plan living area with two floor to ceiling windows flooding the room with lots of natural light. The kitchen has a breakfast bar with fully integrated appliances including full size fridge freezer and washing machine. Double bedroom and house Bathroom with shower. Situated in a fantastic location for Leeds City Centre, short walk to bus and train station and central shopping district with Victoria Gate 5 minutes walk away. Fob entry access into the building with lift access to all floors and on site concierge during business hours. Deposit £980. EPC Rating: C. Council tax band C.



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1



C

The Loom House, Leeds, LS9 8EU



- **Furnished**
- **One Bedroom**
- **Secure Parking Space**
- **Floor to ceiling windows**
- **On site Concierge**

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		
	77	86
England & Wales	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	

