



1 Brewery Wharf, Leeds, LS10 1GY, £1,200 PCM

Well presented 2 bedroom, 2 bathroom apartment WITH SECURE PARKING SPACE at No. 1 Brewery Wharf. The furnished accommodation briefly comprises: Entrance Hall with storage housing the washer dryer, open plan Living Room incorporating fully fitted Kitchen area with dishwasher, Balcony, 2 Double bedrooms with ensuite Shower room to the Primary Bedroom, Further House Bathroom with full bath and shower over. Excellent location 10 minutes walk to Trinity. Deposit £1380. EPC Rating C. Council tax band D.



2



2



D

1 Brewery Wharf, Leeds, LS10 1GY



- **Furnished**
- **Two Bedrooms**
- **Two Bathrooms**
 - **Balcony**
- **Secure parking**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		77	
(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		

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		

