



## Manor Mills, Leeds, LS11 9BT, £795 PCM

High quality studio apartment situated just ten minutes walk from Leeds train station. The accommodation comprises: Open plan living area incorporating fitted Kitchen with oven, hob and washer dryer, Bedroom area with double bed, fitted wardrobes. Separate fully tiled shower room. The property also benefits from a walk on balcony. High quality furnishings. Excellent finish throughout. Deposit £915. EPC Rating C. Council Tax Band A.



1



1



A

# Manor Mills, Leeds, LS11 9BT



- **Furnished**
- **Spacious studio**
- **Fully tiled shower room**
- **Fitted Kitchen**
- **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			
<b>England &amp; Wales</b>		80	83
	EU Directive 2002/91/EC		

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

