



## Manor Mills, Leeds, LS11 9BN, £110,000

A lovely large studio apartment with a high standard of furnishings. Located on the second floor in the popular Manor Mills development, the apartment features well maintained laminate flooring, large balcony with large patio doors to let the flat feel spacious and open, small mosaic tiles throughout in the bathroom and a compact but functional kitchen including dishwasher. Located just a short walk to the city's shops, bars and restaurants and is situated close to Bridgewater Place - home to a Starbucks coffee shop and a large Tesco Express convenience store. Close to Leeds City Station, the M621 motorway and the business district.

The apartment is currently let until September 2026 achieving £775 per month (without parking).

EPC Rating C.  
Council tax band A.



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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>		70	
	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		

