



## Ring Road, Leeds, LS17 8NR, £995 PCM

Super garden flat with its own entrance occupying a position which offers easy access to The Ring Road, Harrogate, York and Leeds. Located only minutes from excellent shopping facilities, bars and restaurants on Street Lane. Lounge with a feature bay window. Fully fitted kitchen with integrated appliances including, large fridge/freezer, dishwasher and washing machine. two double bedrooms each with a high quality en-suite and double beds - the master bedroom boasts a huge walk-in wardrobe! Guest cloakroom. Decorated and furnished to a high standard throughout. Shared car park. Deposit £1145. EPC Rating D. Council tax band C.



2



2



C

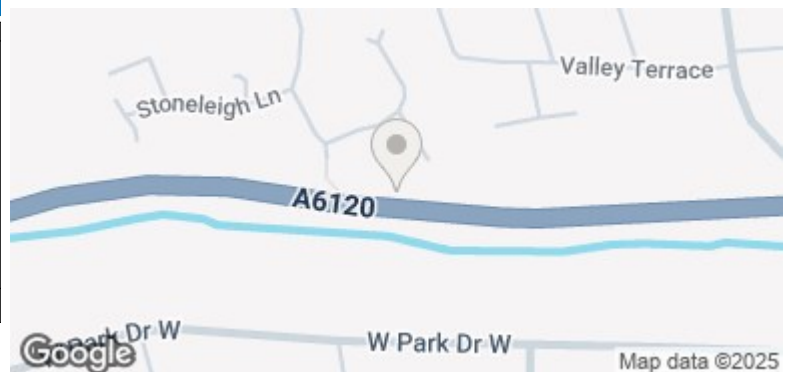
## Ring Road, Leeds, LS17 8NR



- Furnished
- Two Double Bedrooms
- Two En-Suites
- Parking
- Dishwasher
- Walk-in Wardrobe

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		
England & Wales	EU Directive 2002/91/EC	78

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		
England & Wales	EU Directive 2002/91/EC	





## Ring Road, Leeds, LS17 8NR



- Additional W/C

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		
England & Wales	EU Directive 2002/91/EC	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		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

