



Grove Road, Leeds, LS6 2AQ, £900 PCM

Stunning one double bedroom ground floor apartment set in the characterful Ashfield House. This apartment is generously sized, with a particularly large, light living room. Elevated to the front of the property the neutrally decorated accommodation comprises; an entrance hallway with useful storage, an impressive lounge with views of the grounds through a bay window and gas fire with white surround, a fitted kitchen, a spacious double bedroom and a bathroom. The property benefits from private off street parking.

The property is well located, within a few minutes walk of the Headingley high street and within reach of Meanwood road. There are excellent transport links to the city centre, with regular buses stopping at the Arndale Centre. No pets, no smoking, 12 month contract minimum. Deposit £1035. EPC Rating E. Council tax band B.



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A

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- Spacious one bedroom
- Full of character features
 - Large bay windows
- Set within landscaped grounds
- Excellent transport links
- Private parking

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	75

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		
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