



## Park Lane, Leeds, LS8 2EH, £975 PCM

Spacious, quality apartment in excellent North Leeds location. It boasts a very impressive 20ft lounge with a tiled travertine floor and long distance views over Roundhay golf course from its large bay window. Separate cherry wood fitted kitchen including dish washer, washer/dryer plus stainless steel oven, extractor and ceramic hob. Guest cloakroom with WC and wash hand basin. Spacious bedroom with a full ensuite comprising bath with a shower over, walk in wardrobe with plenty of storage space, double bed and bedside tables. Landscaped gardens and allocated parking. Ring road offering easy access to Leeds, Bradford, York and Harrogate less than a minute from your front door. Deposit £1125. EPC Rating D. Council tax Band B.



1



1



B

# Park Lane, Leeds, LS8 2EH



- Furnished
- Double bedroom
- Luxury kitchen
- Allocated parking
- Popular location
- Garden

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		67	78
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



# Park Lane, Leeds, LS8 2EH



- Parking
- Dishwasher

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