



BURLEY ROAD, LEEDS, LS3 1JP, £1,700 PCM

This first floor apartment includes a large lounge with laminate flooring, good quality suite, coffee table and TV stand. Good sized fitted kitchen including all the usual appliances and more, dishwasher, washing machine and fridge freezer. Two first floor bedrooms which have built-in wardrobes, desk, chair and double beds, first floor bathroom including bath with electric shower, WC and hand wash basin. Two further second floor bedrooms each with its own full en-suite facilities. The property also boasts full gas central heating, double glazing, linked smoke detector system, and burglar alarm. Decorated and maintained to a high standard. Offering easy walking access for students to Leeds City, Park Lane College and Leeds University.

**4****3**

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- Shower
- Bath
- Double Beds
- Washing Machine
- Dishwasher

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	

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		
England & Wales	EU Directive 2002/91/EC	

