



## 1 Brewery Wharf, Leeds, LS10 1GY, £1,250 Per month

Well presented 2 bedroom, 2 bathroom apartment WITH SECURE PARKING at No. 1 Brewery Wharf. The furnished accommodation briefly comprises: Entrance Hall with storage housing the washer dryer, open plan Living Room incorporating fully fitted Kitchen area with dishwasher, Balcony, 2 Double bedrooms with ensuite Shower room to the Primary Bedroom, Further House Bathroom with full bath and shower over. Excellent location 10 minutes walk to Trinity. Deposit £1440. EPC Rating C. Council tax band D.



2



2



D

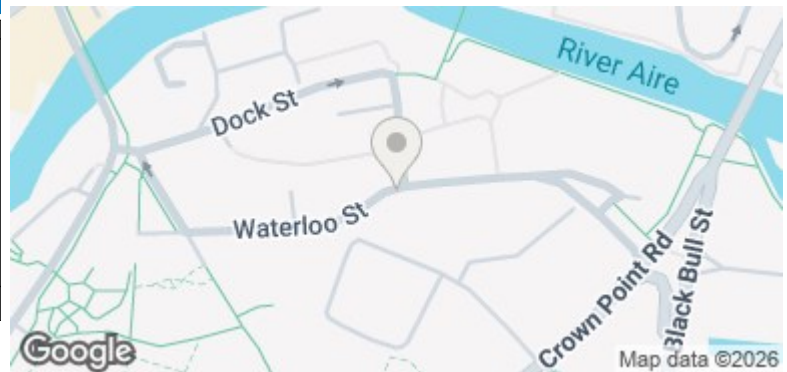
# 1 Brewery Wharf, Leeds, LS10 1GY



- **Furnished**
- **2 Bedrooms**
- **2 Bathrooms**
- **Fitted Kitchen**
- **Open plan Living Room**
- **Balcony**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		77	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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	



# 1 Brewery Wharf, Leeds, LS10 1GY



- Secure parking

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		77	
(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 <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	

