



## Elba, Leeds, LS12 1DD, £1,300 PCM

Nestled in the charming locale of Elba in City Island, this delightful flat offers a perfect blend of modern living and comfort. Spanning an impressive 710 square feet, the property features two well-appointed bedrooms and two stylish bathrooms, making it an ideal choice for professionals or small families seeking a contemporary home. Built in 2004, this flat has been beautifully re-decorated throughout, creating a warm and inviting atmosphere. The new kitchen is a standout feature, equipped with modern appliances including a separate washer and dryer as well as ample storage, perfect for those who enjoy cooking and entertaining. The bathrooms have also been recently updated, ensuring a fresh and luxurious experience. Additionally, the property boasts a lovely balcony, offering a serene outdoor space to unwind and enjoy the surrounding views.

For added convenience, secure parking is included, providing peace of mind for residents with vehicles. This flat is part-furnished, allowing for personal touches while still providing essential furnishings.

In summary, this two-bedroom, two-bathroom flat in Elba, City Island, presents an excellent opportunity for those seeking a modern, beautifully decorated home with practical amenities. Don't miss the chance to make this delightful property your own. Deposit £1500. EPC Rating C. Council tax D.



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# Elba, Leeds, LS12 1DD



- Part Furnished
- Two Double Bedrooms
  - Ensuite Bathroom
- Modernised throughout
- Secure parking space
- Balcony

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		
	74	83
<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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

