



## Elba, Leeds, LS12 1DD, £1,150 PCM

Furnished two bedroom two bathroom apartment in the popular City Island development. Spacious open plan living area. Fully integrated kitchen with fridge/freezer, new oven & hob, new dishwasher and washer/dryer. Master bedroom with en-suite facilities. Second double bedroom. House Bathroom. Caretaker on site. Deposit £1260. EPC Rating C. Council Tax Band D.



2



2



D

# Elba, Leeds, LS12 1DD



- **Furnished**
- **Two double bedrooms**
- **Two Bathrooms**
- **Double Glazing**
- **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			
<b>England &amp; Wales</b>		69	78
	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		

