



## OTLEY ROAD, LEEDS, LS6 3PX, £1,400 PCM

Modern first floor flat with private entrance in a great location, two minutes walk from Headingley and Leeds Beckett University, Ideal for Students or Professionals. Lounge with laminate floor and modern faux leather suite. Bathroom including power shower, wash hand basin and WC. The fitted kitchen includes a washing machine and 2 fridge freezers. All bedrooms include a double bed, wardrobe, desk and chair. Ideal for those wanting to be close to central Headingley. The property is decorated to a high standard throughout and includes double glazing, central heating and burglar alarm. COUNCIL TAX BAND B. Deposit £1615.



4



1



B

# OTLEY ROAD, LEEDS, LS6 3PX



- Shower
- Bath
- Double Beds
- Double Glazing
- Washing Machine
- Parking

| 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 <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 |           |

