



West Point, Leeds, LS1 4JN, £1,300 PCM

Fully furnished two bedroom apartment available on the 11th floor of West Point. The property overlooks Wellington Street and is a few minutes walk from Leeds railway station. The living room is spacious and complete with a fully-fitted kitchen area incorporating oven & hob, fridge/freezer and dishwasher. Walnut wood flooring. West-facing balcony. The hallway leads to two double bedrooms both benefitting from ensuite bathrooms. Must be viewed. Supermarket, bars and restaurants on site. Deposit £1500. EPC Rating C. Council tax band D.



2



2



D

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- **Furnished**
- **Two double bedrooms**
- **En-suite**
- **Balcony**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(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	

