



HESSLE STREET, LEEDS, LS6 1EL, £1,450 PCM

*** SUPERB LOCATION – HEART OF HYDE PARK - AVAILABLE IMMEDIATELY *** Positioned just behind Sainsbury's Local, this house is a short walk to the University of Leeds, Leeds Beckett and all the local shops, cafés and student nightlife Hyde Park has to offer. A perfect base for both studying and socialising. Four spacious double bedrooms available immediately – each with wardrobe, desk, chair and bookshelf. Large living area – two comfy sofas, coffee table and plasma TV included. Open-plan kitchen – with fridge/freezer, dishwasher and washing machine. House bathroom – modern and well-sized. Double glazing, central heating and burglar alarm – secure and energy efficient. Front garden – rare bonus for Hyde Park properties. COUNCIL TAX BAND A



4



1



A

HESSLE STREET, LEEDS, LS6 1EL



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	54	
(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		
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