



## **West Point, Leeds, LS1 4JJ, £1,195 PCM**

Furnished two bedroom apartment on the 3rd floor of the building. Lounge with fully integrated kitchen. Washer/dryer housed separately. Full-length lounge window looks down on Wellington Street. Leather settee and matching chair. Glass coffee table. Expandable glass dining table and chairs. Master bedroom with full ensuite facilities. Second double bedroom. Both fully furnished. Luxury apartment bathroom. Walk-on balcony. Security entry phone system. No parking. Ideal location close to the train station. Restaurants, supermarket and shops on site. Deposit £1375. EPC rating D. Council Tax Band E.

**2****2****E**

## West Point, Leeds, LS1 4JJ



- Fully furnished
- Two bathrooms
- 2 Double Bedrooms
- Double Glazing
- Great location

| 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 | 82        |

| 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 |           |

