



## HYDE PARK ROAD, LEEDS, LS6 1AH, £130 PW

**\*\*£129.99 PER PERSON PER WEEK\*\*\*ALL INCLUSIVE PROFESSIONAL HOUSE SHARE\*\*\*INCLUDES COUNCIL TAX\*\*\***

Lovely flat situated conveniently close to the city-centre and the universities overlooking Hyde Park. Living room with laminated wood floors, leather effect sofas and a large wall mounted flat screen TV. Large separate fully fitted kitchen with all mod cons including dishwasher, washing machine and very large fridge freezer. All the bedrooms are equipped with double bed, wardrobe, desk and chair. Fully tiled bathroom with shower. Central heating, double glazed, fire alarm and security alarm.  
**COUNCIL TAX BAND B**



4



1



B

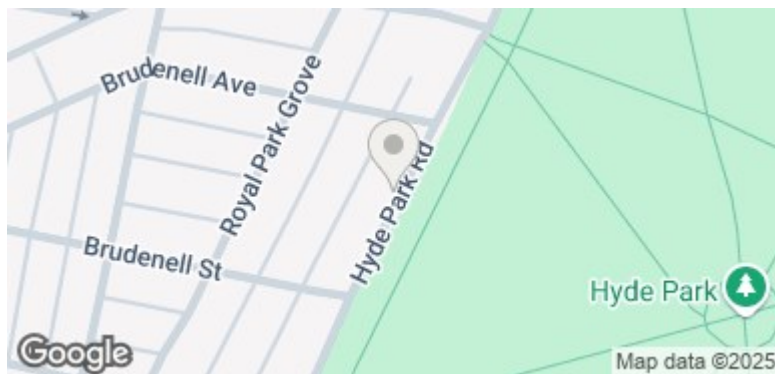
# HYDE PARK ROAD, LEEDS, LS6 1AH



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

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	71	77
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	69	77
EU Directive 2002/91/EC		



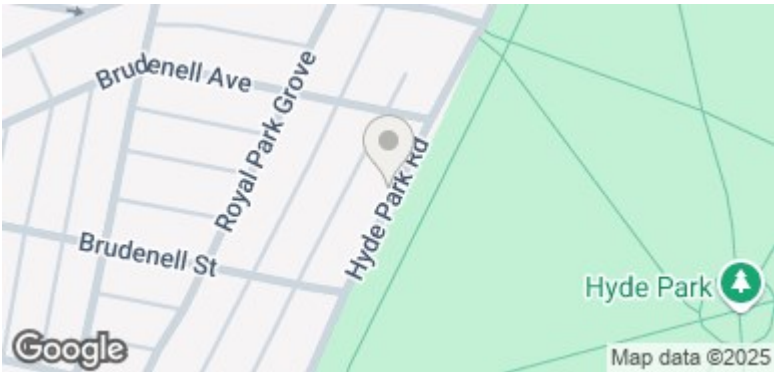
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- Dishwasher

Energy Efficiency Rating		
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(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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These particulars are intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract.