



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

****CLADDING WORK COMPLETE**** Two bedroom apartment with outstanding living space. The property is one of the largest currently available to rent in the development! Large balcony facing the city. Two soft leather black 2-seater sofas. Wide-width cream vertical blinds. Primary bedroom with built-in wardrobes and en-suite. Second double bedroom with 'jack & jill' bathroom. Fully furnished to the highest quality. Venetian blinds within the triple glazed windows. Excellent presentation. Only a couple of minutes stroll from Leeds City Station. No parking. Deposit: £1375. EPC Rating C. Council tax band D.



2



2



D

West Point, Leeds, LS1 4JJ



- **Furnished**
- **2 Bedrooms**
- **2 Bathrooms**
- **Great location**
- **Dishwasher**
- **Balcony**

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	86

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	78

