



## **Ring Road, Leeds, LS17 8NR, £975 PCM**

A superb 2 double bedroom apartment in the sought after area of Moortown. Open plan living room incorporating stylish German kitchen with a pearl effect finish which has integrated appliances including washing machine, fridge freezer, ceramic hob and electric oven. Contemporary fully tiled bathroom including a bath with shower over. The second bedroom includes built in robes. Alarm. Allocated parking. The area offers all the amenities one would expect including, golf, quality restaurants, bars and shopping facilities. Deposit £1125. EPC Rating E. Council tax band B.



2



1



B



- Newly re-decorated in a contemporary colour scheme
  - Modern fitted kitchen has integrated appliances
- Second bedroom has walnut effect fitted wardrobes
- Stylish bathroom benefits from a shower and bath
  - Close to A1 and A64

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	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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