



## Manor Mills, Leeds, LS11 9BR, £750

A lovely large studio apartment located on the fourth floor in the popular Manor Mills development, the apartment features laminate flooring with a large open plan layout to maximise the use of the space. It has a modern style bathroom with small mosaic tiles throughout and a compact but functional kitchen including dishwasher. Located just a short walk to the city's shops, bars and restaurants and is situated close to Bridgewater Place - home to a Starbucks coffee shop and a large Tesco Express convenience store. Close to Leeds City Station, the M621 motorway and the business district. Deposit 865. EPC Rating C. Council tax band A.



1

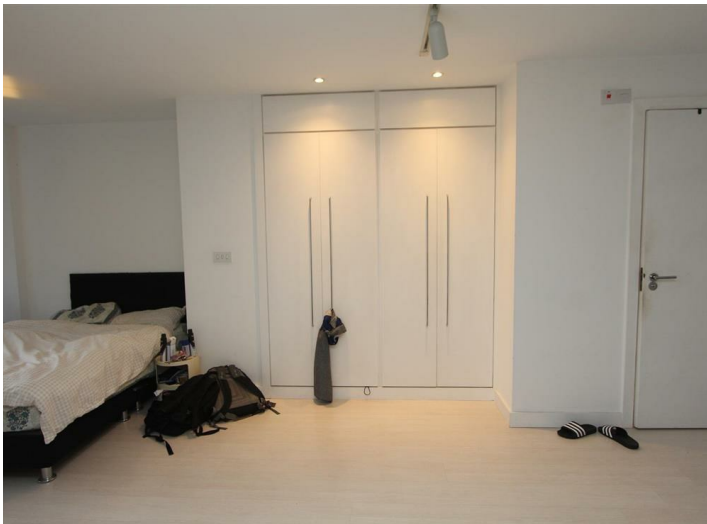


1



A

# Manor Mills, Leeds, LS11 9BR



- Studio
- Fitted Kitchen
- Tiled shower room
- Fitted wardrobes

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 86        |
| (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 |           |

| 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 |           |

