



MASTER Room 1, 2 Harrogate Road, Leeds, Yorkshire, LS7 4LA

Available NOW - ALL BILLS INCLUDED

A huge ground floor double bedroom with ensuite bathroom to let in a shared house in Chapel Allerton.

This modern house is fully furnished and includes off-street parking for multiple cars and a large, secluded front garden for residents' use only.

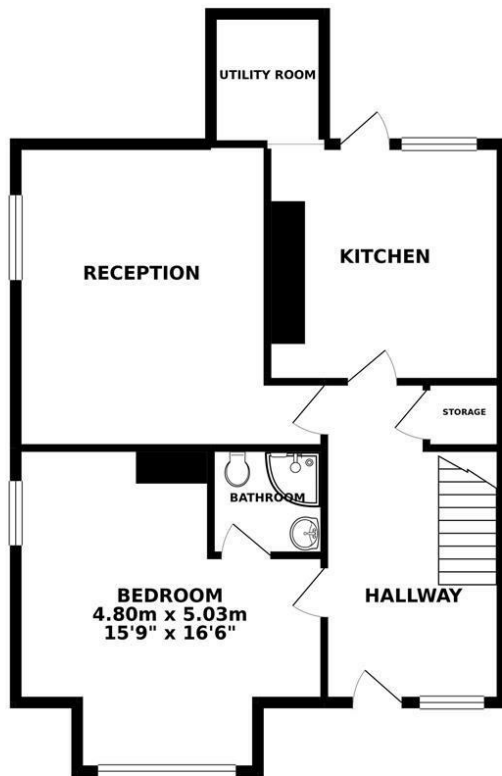
The house has five bedrooms altogether and contains a communal living room and a large kitchen with a separate utility for extra storage.

Harrogate Road runs through the centre of Chapel Allerton and this property is located less than 0.3 miles from local bars, restaurants and supermarkets.

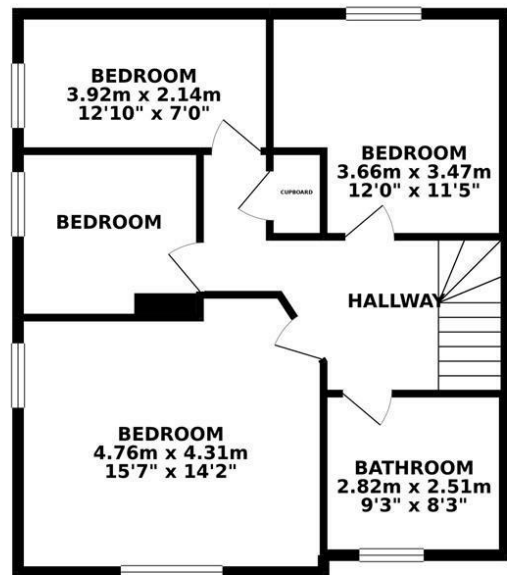
£695 Per month

www.fletcherprops.com

GROUND FLOOR 72.32 sq. m.
(778.49 sq. ft.)



1ST FLOOR 65.01 sq. m.
(699.76 sq. ft.)



TOTAL FLOOR AREA : 137.33 sq. m. (1478.26 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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			
		67	81
England & Wales		EU Directive 2002/91/EC	

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			
		60	76
England & Wales		EU Directive 2002/91/EC	