



## 2A Harrogate Road, Leeds, Yorkshire, LS7 4LA

AVAILABLE NOW

A stylish and comfortable one bedroom ground floor apartment in Chapel Allerton, with a private entrance, off street parking and a secluded front garden.

Recently refurbished and fully furnished throughout, the property contains a modern, open-plan living room kitchen, a double bedroom and a shower room.

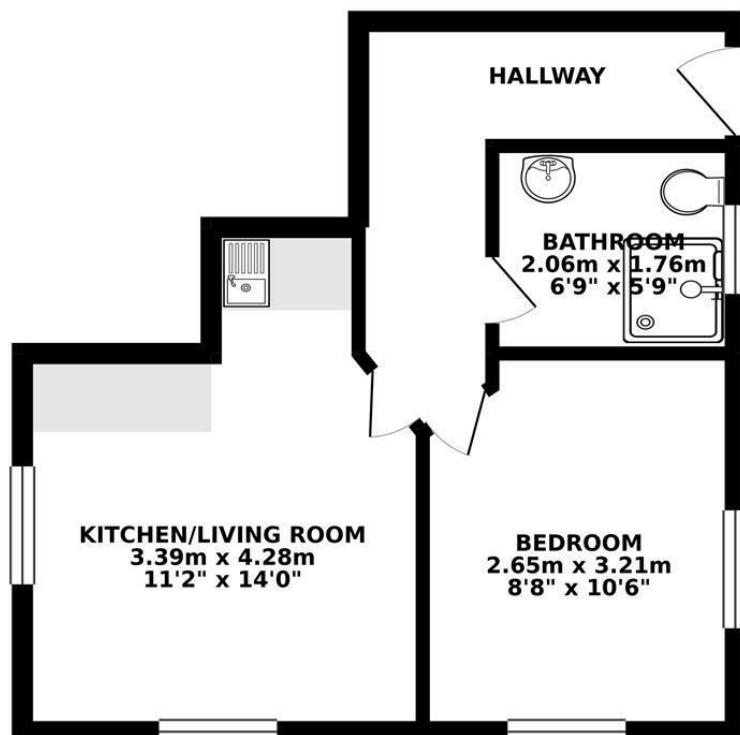
Harrogate Road has regular buses into the city centre which stop right outside, while local bars, supermarkets and restaurants are located less than 0.5 miles away.

Gas and electric are included for an additional £150 per month.

**£725 Per month**

[www.fletcherprops.com](http://www.fletcherprops.com)

GROUND FLOOR 29.71 sq. m.  
( 319.74 sq. ft. )



TOTAL FLOOR AREA : 29.71 sq. m. ( 319.74 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. These plans are for guidance only and must not 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.

Made with Metropix 1020 v9

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	