



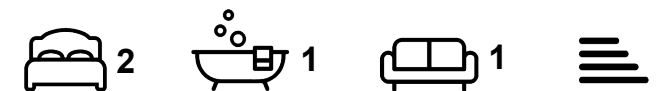
Apartment

# FLAT 4 9 STREET LANE, ROUNDHAY, LEEDS, LS8 1BW

Per Month

## £1,250

FEATURES



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**PROPERTIES**

# 2 Bedroom Apartment located in Leeds

Lovely 2 bedroom apartment in a great location only a few minutes from Roundhay park and the famous flying pizza restaurant.  
The property has a large open plan lounge kitchen and is furnished with sofas and a table and chairs.  
The modern fitted kitchen has integrated appliances including a washing machine, oven, ceramic hob, fridge freezer and dishwasher.  
Bothe bedrooms are doubles and furnished with double bed, wardrobe and chest of drawers.  
The bathroom is tiled with a shower, sink and w.c.  
Gas central heated and double glazed.

Call us on

**01132782201**

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**Council Tax Band**

**B**

| Energy Efficiency Rating                    |         |                                                                                                                  |
|---------------------------------------------|---------|------------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                        |
| Very energy efficient - lower running costs |         |                                                                                                                  |
| (92 plus) <b>A</b>                          |         |                                                                                                                  |
| (81-91) <b>B</b>                            |         |                                                                                                                  |
| (69-80) <b>C</b>                            |         |                                                                                                                  |
| (55-68) <b>D</b>                            |         |                                                                                                                  |
| (39-54) <b>E</b>                            |         |                                                                                                                  |
| (21-38) <b>F</b>                            |         |                                                                                                                  |
| (1-20) <b>G</b>                             |         |                                                                                                                  |
| Not energy efficient - higher running costs |         |                                                                                                                  |
| England & Wales                             |         | EU Directive<br>2002/91/EC  |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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**PROPERTIES**