



Apartment

**34A GRANGEWOOD  
NORTH GRANGE  
ROAD,  
HEADINGLEY,  
LEEDS, LS6 2BR**

Per Month

**£975 Per**

FEATURES



**SJM  
PROPERTIES** ©

# 1 Bedroom Apartment located in Leeds

Brand new build 1 bedroom apartment on a lovely tree lined street between Headingley and Hyde Park.

The property has a wood floor throughout and comprises of a large open plan lounge with floor to ceiling windows. The lounge features a media wall and is furnished with modern sofas.

There is a fully fitted kitchen with a quartz worktop and integrated fridge freezer, washer dryer and microwave.

The double bedroom is furnished with double bed and has a large built in wardrobe.

The bathrooms features a walk in shower, vanity sink and w.c.

This property is rented with utility bills at a fixed low cost of £150 per month including electricity, water rates and timed seasonal background gas central heating. Taking the total rent including utility bills to £1125 per month.

The property sits in its own grounds and has off street parking and electric vehicle charging is also available.

Call us on

**01132782201**

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**sjm-properties.com**

**Council Tax Band**

| 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 |                         |   |
| England & Wales                             | EU Directive 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.