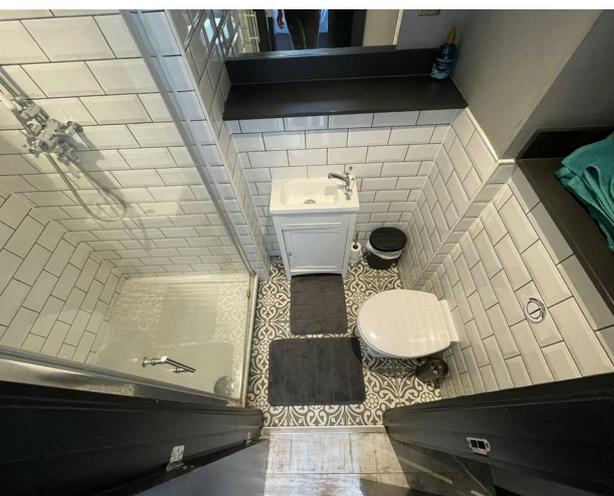


Flat 7, 53 The Calls, Leeds, LS2 7BJ
£1,250 Per month

V&L
PROPERTIES



Flat 7, 53 The Calls, Leeds, LS2 7BJ

£1,250 Per month

Council Tax Band: C

TC7

Nestled in the vibrant area of The Calls in Leeds, this modern apartment offers a perfect blend of comfort and contemporary living. Spanning an impressive 764 square feet, the property features a well-designed layout that maximises space and light.

Upon entering, you are welcomed into a spacious reception room, ideal for both relaxation and entertaining guests. The apartment boasts one generously sized bedroom, providing a peaceful retreat at the end of the day. The bathroom is stylishly appointed, ensuring a pleasant experience for daily routines.

Built in 2017, this apartment benefits from modern construction standards, offering energy efficiency and contemporary finishes throughout. The location is particularly appealing, with a variety of local amenities,





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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	66
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 