



## Alexandra Rd, Pudsey, Leeds LS28 8BY £475 PCM

**\*\*\*RECENTLY REDUCED\*\*\*** Superbly presented and spacious two bedroom first floor apartment in a select block only a short distance from the excellent shops, restaurants and amenities of Pudsey and easily commutable for Leeds City and the motorway network. Having gas central heating, Upvc double glazing, alarm system and modern quality fittings throughout. Briefly comprising; Communal entrance, private hallway, spacious lounge with feature fireplace, kitchen with integrated appliances, two good size bedrooms, bathroom with three piece white suite and shower over bath. Pleasant communal gardens and garage to rear. Council Tax Band B according to local authority website. UNFURNISHED. Deposit £540. Available Now.



| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |
|---------------------------------------------|-------------------------|-----------------------------------------------------------------|-------------------------|
| Very energy efficient - lower running costs | Current                 | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current                 |
| (92 plus) A                                 |                         | (82 plus) A                                                     |                         |
| (81-91) B                                   |                         | (81-91) B                                                       |                         |
| (69-80) C                                   |                         | (69-80) C                                                       |                         |
| (55-68) D                                   |                         | (55-68) D                                                       |                         |
| (39-54) E                                   |                         | (39-54) E                                                       |                         |
| (21-38) F                                   |                         | (21-38) F                                                       |                         |
| (1-20) G                                    |                         | (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 | England & Wales                                                 | EU Directive 2002/91/EC |

Please note, a holding deposit equivalent to one week rental will be payable upon application and this will form part of the first month rent.

