



## Mount Pleasant Gardens, Leeds, LS8 4EH, £650 PCM

**\*\*\*NO TENANT FEES\*\*\*** Well presented two bedroom second first floor flat in this purpose built development. The accommodation has been updated and modernised by the owner and comprises: Communal Hallway, Entrance Hall with intercom and three large storage cupboards, Spacious Lounge with 2 leather sofas and dining area with dining table and 4 chairs, fitted Kitchen with integrated oven and hob, washing machine and fridge freezer, Double bedroom, second bedroom, fully tiled House bathroom with shower. Communal gardens and off street parking. The accommodation is offered furnished and has neutral decor throughout. Excellent access to Chapel Allerton or into City Centre. Deposit £750.



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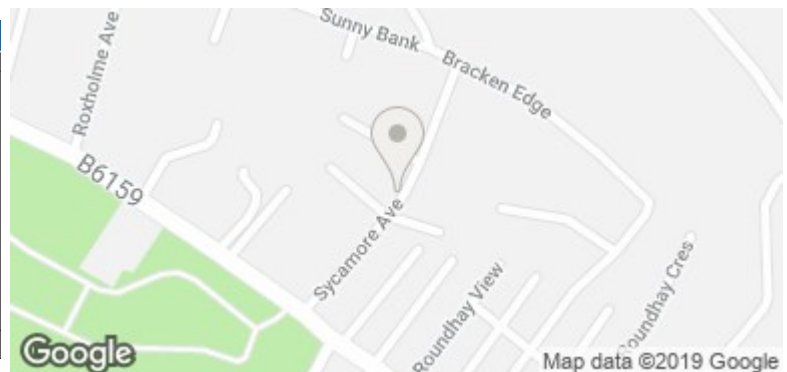
## Mount Pleasant Gardens, Leeds, LS8 4EH



- Two Double Bedrooms
- Separate Kitchen
- Ideal location - Close to Chapel Allerton
- Off Street Parking
- Communal Gardens
- Three Large Storage Cupboards

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	55	60
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	48
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	





## Mount Pleasant Gardens, Leeds, LS8 4EH



- Opposite Potternewton Park
- All Furniture Included

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(55-68) <b>D</b>		
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(21-38) <b>F</b>		
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