



37 Hanover Square, LS3 1BQ

£1,320 PCM

- * AVAILABLE 1ST JULY 2024 * 2 Double Bedrooms * Ensuite in the larger bedroom * Private Communal Courtyard * Huge Living Room * Newly converted * Two minutes walk from Leeds City Centre and the universities * Very Desirable Location
- £138.46 PPW
- * 2 Large Bedrooms
- * x1 Ensuite
- * Huge Windows & Original shutters
- * 4m tall ceilings
- * Original Marble Fire Place
- * Newly renovated Grade II listed building
- * Just a stone's throw away from Leeds City Centre
- * Very High Spec
- * Massive Living Room
- * Permit Parking

LIVING ROOM/KITCHEN: 6.40 x 5.40m

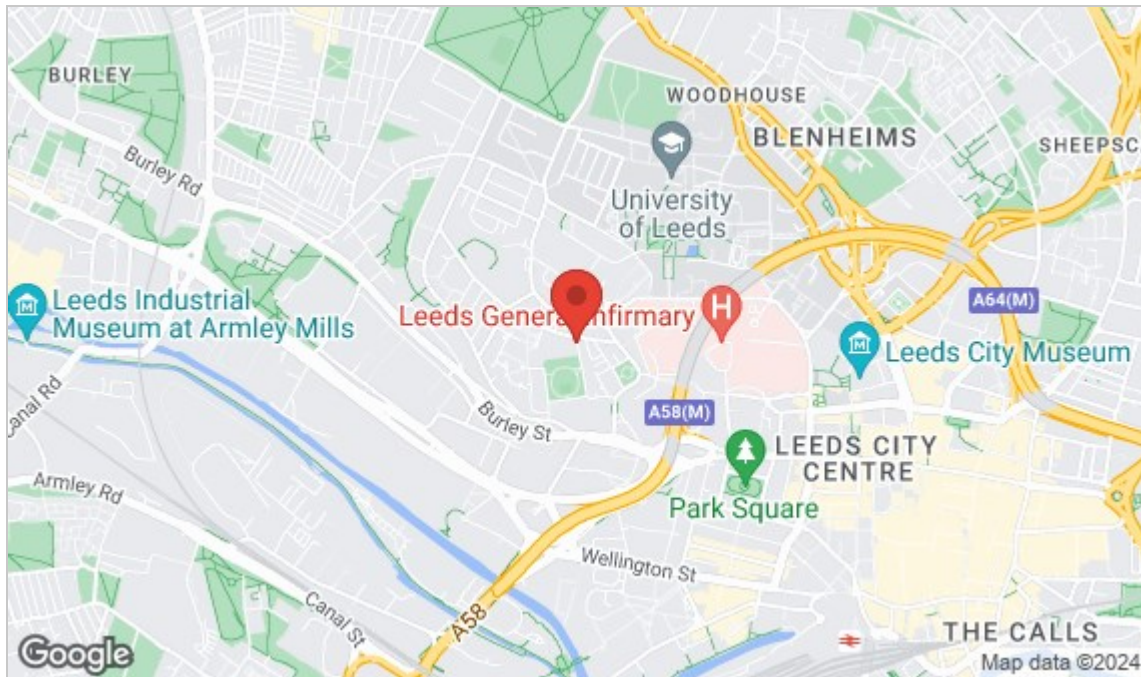
BEDROOM 1: 5.10 x 3.70M

ENSUITE: 1.65 x 1.40M

BEDROOM 2: 3.80 x 2.80M

BATHROOM: 2.00 x 1.65M

STORAGE CUPBOARD



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
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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