



## 1 Kelso Heights, Leeds, LS31HN £1,350 PCM

\*AVAILABLE 1ST July 2024\* £103.85 PPPW\* 3 Double Bedrooms \* Central Heating \* Double Glazing \* Washing Machine \* Very Spacious and Airy. \* 5 minutes to uni

\* Flat screen tv in the lounge with surround sound system

This fantastic 3-bed flat is ideally located between the City Centre and University, appealing to both young professionals and students.

A recently refurbished, stunning ground floor flat located within walking distance from the Universities and the City Centre. Inside the modern property, you will find a spectacular and reasonably sized lounge. A superb fully fitted kitchen diner including integrated white goods.

This property is suitable for students and professionals. REF: P1770





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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