



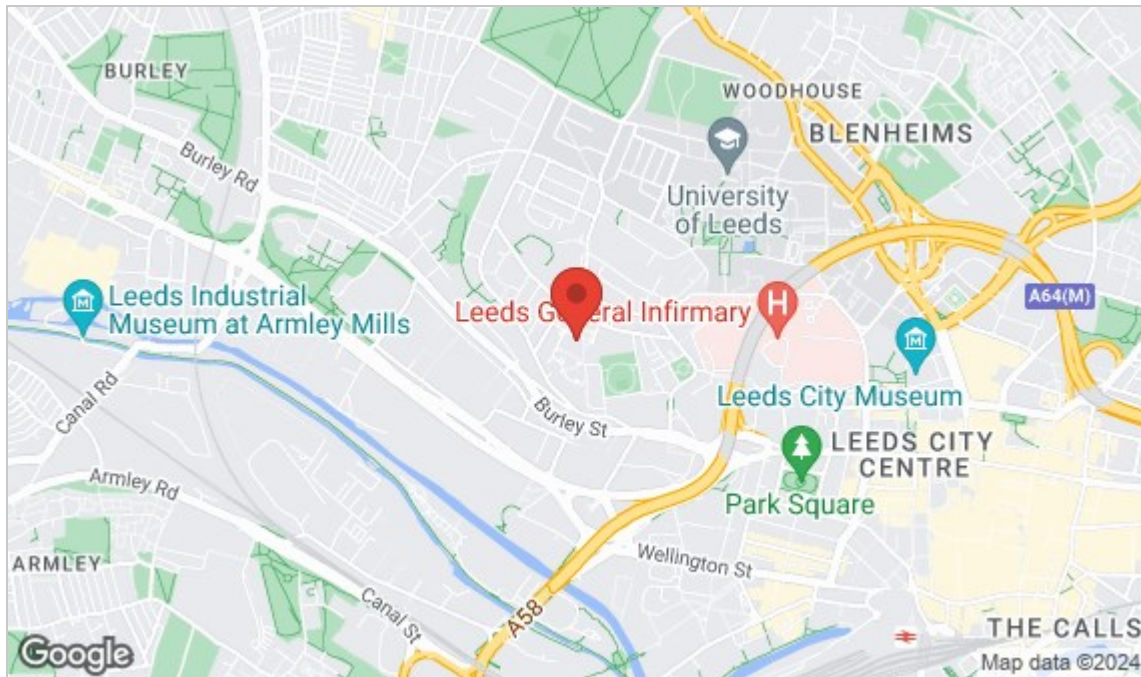
23 , LS3 1NT £1,200 PCM

*AVAILABLE 1ST JULY 24 *£92.31 PPPW * 3 Double Bedrooms * 1 Bathroom * Street Parking * Desirable Hyde Park Location * Residential area so a little quieter / perfect for final year students or professionals * Close to the universities * Recently Refurbished *

*£92.31 PPPW

- * 3 Bed
- * Close to City and University
- * New & Modern Décor
- * Wooden Floors
- * Double Glazing
- * Large kitchen
- * New furniture

REF - P1450



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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.