



## 1 Wrangthorn Avenue, Leeds, LS6 1HE

### £1,560 PCM

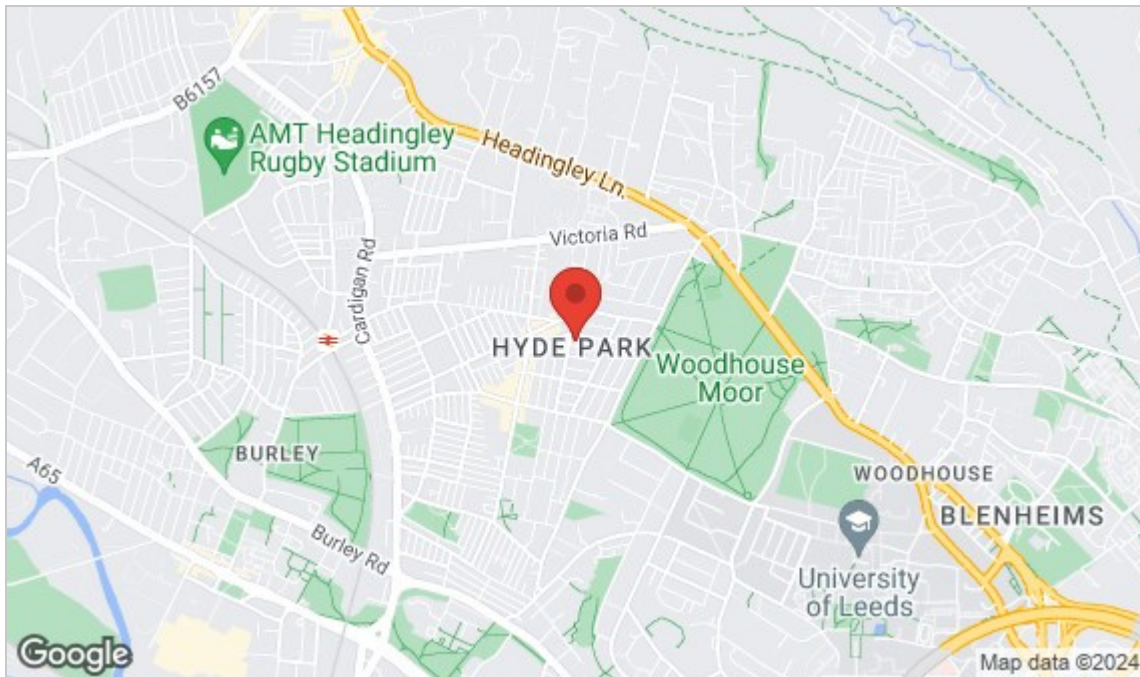
\*AVAILABLE 1ST JULY 2024 \*\* £120 PPPW \* 3 Double Bedrooms \* Student House \* Extra Storage Room \* close to local amenities \* walking distance to the University and City centre \*



This three bedroom student house is in the central Hyde Park area, close to local amenities and within easy walking distance to the University and City centre. The real treat to this property is the authentic period kitchen with genuine tiled floors and an antique style fire place.

- \* Central Heating
- \* Double Beds
- \* Double Glazing
- \* Extra Storage Room

This property is suitable for both students and professionals. REF: P1051





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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