



## 7 Rawson Terrace, Leeds, LS11 5JE

**£950 Per month**

Nestled on Rawson Terrace, Leeds, this delightful three-bedroom house offers a perfect blend of comfort and convenience. With a well-proportioned reception room, this property is ideal for both relaxation and entertaining guests. The spacious layout allows for a warm and inviting atmosphere, making it a wonderful place to call home.

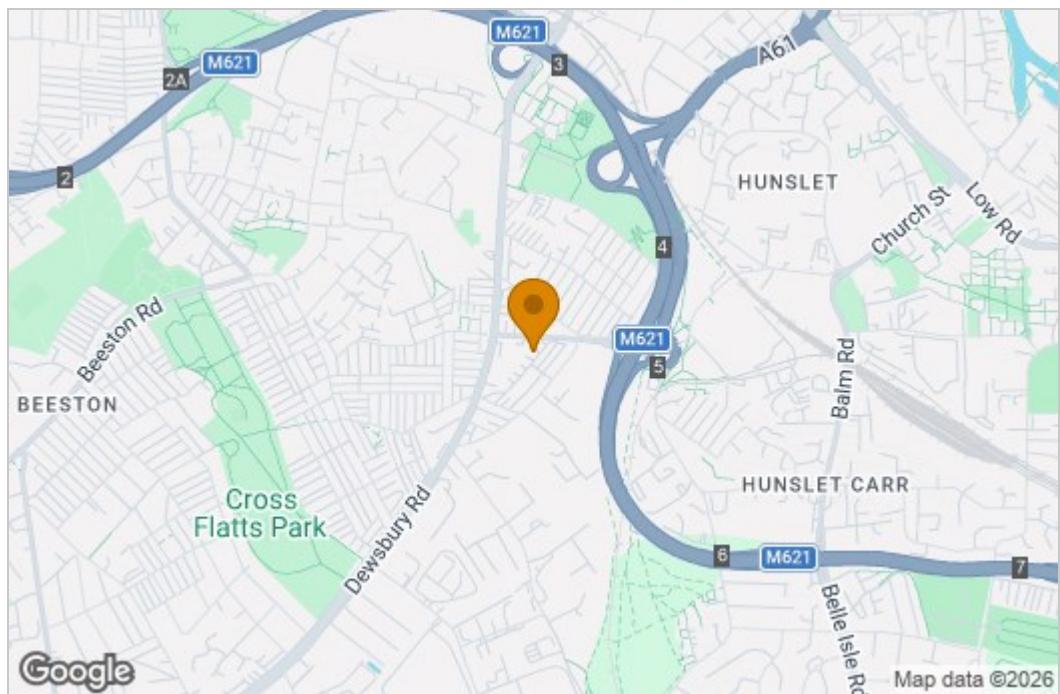
The three bedrooms provide ample space for families or individuals seeking extra room for guests or a home office. Each bedroom is designed to maximise natural light, creating a bright and airy feel throughout the house. The bathroom is well-appointed, ensuring that daily routines are both practical and pleasant.

Located just outside the city centre, this property benefits from excellent transport links and local amenities, making it an attractive option for those who appreciate both urban living and a sense of community. The surrounding area boasts a variety of shops, parks, and schools, catering to all your needs.



## Floor Plan

## Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	