



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>83</b>
	<b>47</b>	
EU Directive 2002/91/EC		
England & Wales		

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# Stoneacre Properties

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Lincombe Bank, LS8 1QG

£1,150 Per Month

Our branch opening hours are:

Mon	0900 - 17:30
Tues	0900 - 17:30
Weds	0900 - 17:30
Thurs	0900 - 17:30
Fri	0900 - 17:30
Sat	0900 - 15:00
Sun	By Appointment

We are also available for out of hours appointments.

The prestigious offices in Chapel Allerton (North Leeds) and Whitkirk (East Leeds) provide residential & commercial sales and lettings, full property management services, all aspects of commercial property, legal services and in-house mortgage advice and financial planning.

Nestled in the charming area of Lincombe Bank, Leeds, this delightful property offers a 2 BEDROOM, 1 BATHROOM PART FURNISHED property. Upon entering, you are welcomed by a spacious living room that invites relaxation and social gatherings. The separate dining room provides an excellent setting for entertaining guests or enjoying family meals. The layout of the home is thoughtfully designed to maximise both space and functionality.

The property boasts a well-appointed bathroom, ensuring convenience for all residents. One of the standout features is the large back garden, which offers a wonderful outdoor space for gardening, play, or simply unwinding in the fresh air. Additionally, the presence of an outhouse adds further potential for storage or creative use, catering to various lifestyle needs.

This residence is not just a house; it is a home that promises comfort and a sense of community. With its appealing features and prime location, it presents an excellent opportunity for those looking to settle in a vibrant area of Leeds. AVAILABLE NOW!

- 2 BEDROOM
- 1 BATHROOM
- LARGE GARDEN
- DINNING AREA
- SPACIOUS LIVING ROOM
- PART FURNISHED
- EPC - E
- COUNCIL TAX - B
- AVAILABLE NOW!

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