



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	71	84
EU Directive 2002/91/EC		

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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.

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Birch Avenue, LS15 7QY

£1,400 Per Month

Stoneacre Properties are delighted to offer to let this well presented modern town house that is set over three floors. The property is situated near Halton and has easy access to shops, schools, transport links and Crossgates train station. Comprising: entrance, garage with utility area, guest wc, open plan lounge/kitchen, three bedrooms the master having an ensuite and a family bathroom. Available now. Unfurnished. Early viewings are highly recommended.

- **THREE BEDROOMS**
- **GARAGE/UTILITY**
- **ENSUITE SHOWER ROOM**
- **POPULAR AREA**
- **UNFURNISHED**
- **AVAILABLE NOW**
- **EPC C**

Entrance

Garage/Utility

guest w.c

first floor landing

kitchen

lounge/diner

second floor landing

bedroom one

en suite

bedroom two

bedroom three

bathroom

external

