



**Stoneacre**  
Properties



**Kendal Bank, Leeds, LS3 1NR**  
**£950 Per Calendar Month**

**TWO BEDROOM, FIRST FLOOR FURNISHED APARTMENT AVAILABLE TO RENT IMMEDIATELY.**

Situated in the perfect location for the city centre this apartment would suit a young professional or couple.

The apartment comprises of; entrance hallway, separate living room with large window allowing in plenty of natural light, kitchen with gas hob, electric oven and fridge, plenty of storage and large enough to accommodate a dining table, two bedrooms and bathroom with underfloor heating. The property is double glazed through out and whilst there is no central heating their are free standing heaters set on timers which have the same desired effect. Newly decorated throughout and new boiler. Allocated parking space with permit.

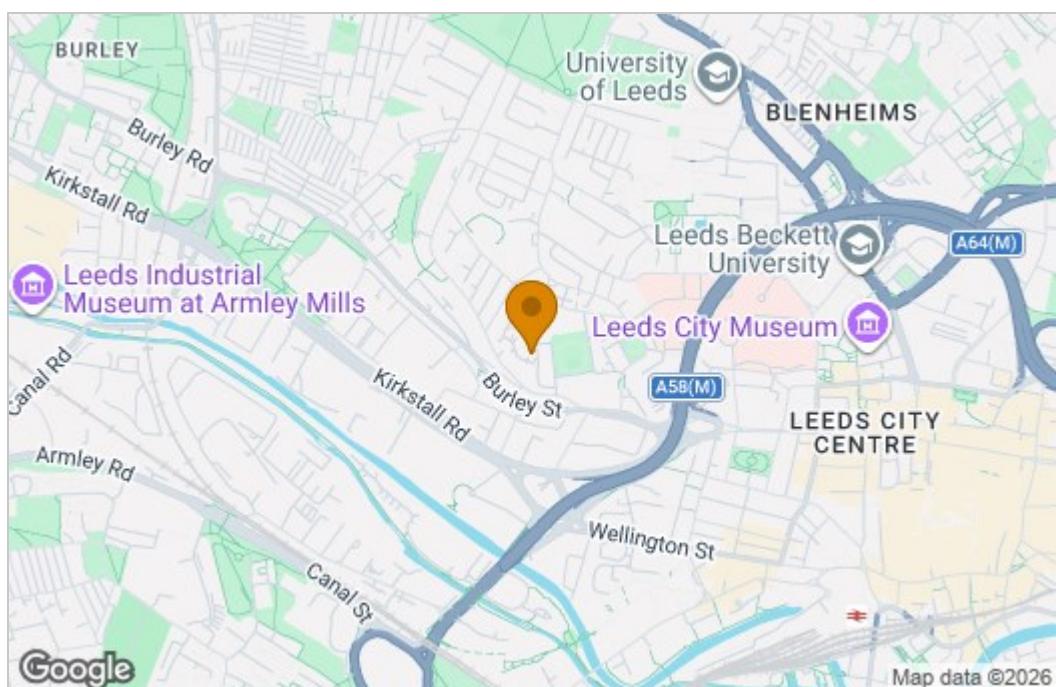
Excellent location, within walking distance to Leeds City Centre, local restaurants and bars, Cardigan Fields and Kirkstall shops and cafes. Close to public transport links, inner ring road to Motorways. EPC: D. Council Tax band: B



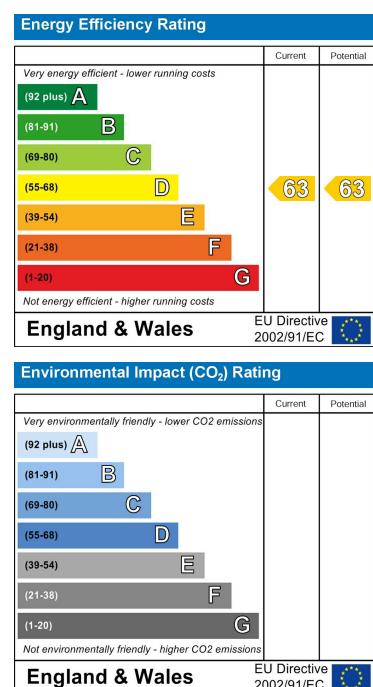
## Floor Plan



## Area Map



## Energy Efficiency Graph



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