



Energy Efficiency Rating	
	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	EU Directive 2002/91/EC

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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.

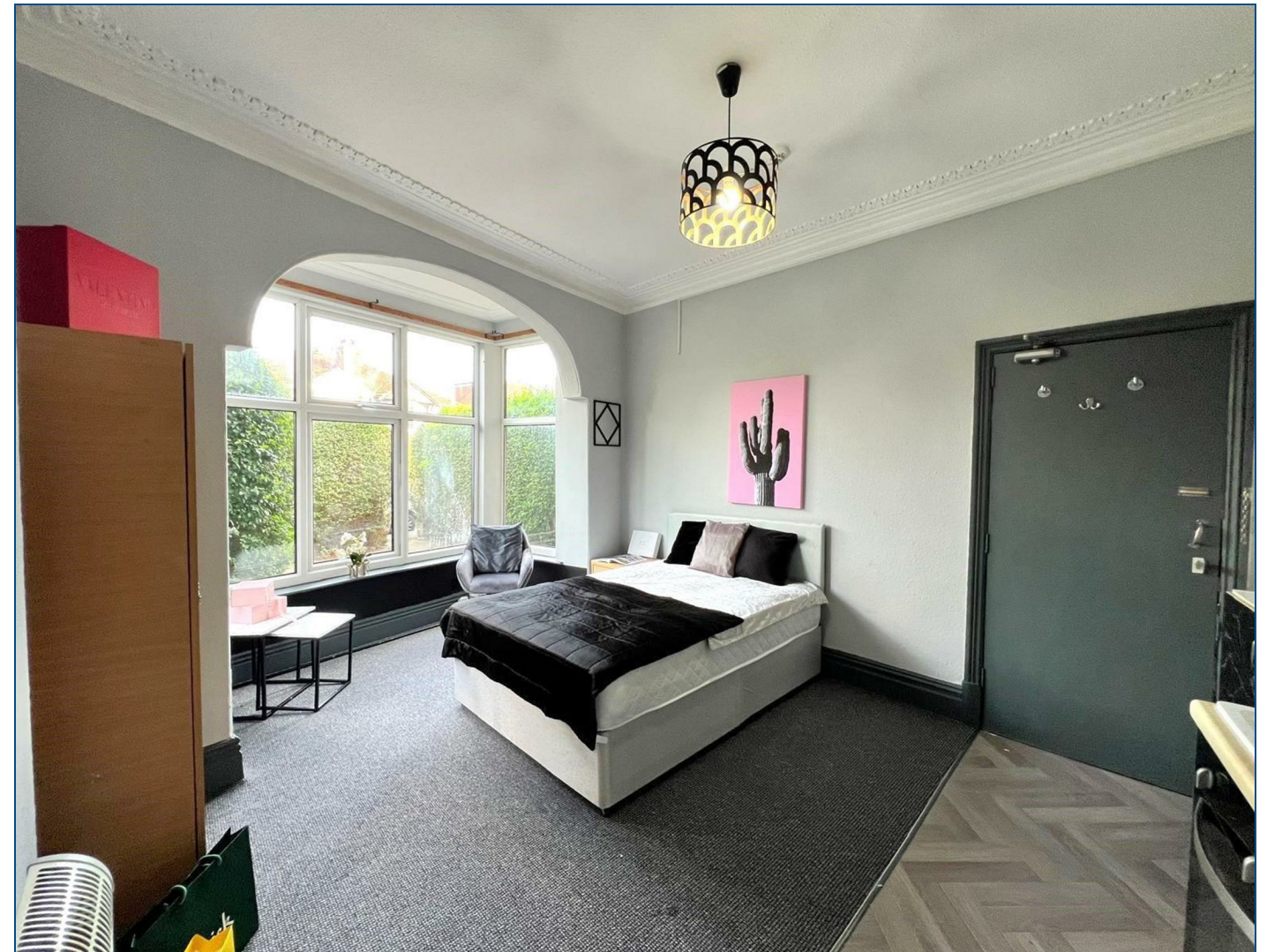
The prestigious offices in Chapel Allerton (North Leeds) and Whitkirk (East Leeds) provide residential & commercial sales and lettings, full property management services, all aspects of commercial property, legal services and in-house mortgage advice and financial planning.



Stoneacre Properties

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Stoneacre Properties are delighted to offer to let a well-presented ground floor studio, situated in a highly convenient residential area close to the shopping and transport amenities of Crossgates, as well as being near Temple Newsam and Whitkirk.

The studio, which is in good decorative condition throughout, features a studio room with an open-plan kitchen, a bedroom area, and access to shared bathroom and shower facilities.

Please note that the rent INCLUDED WATER AND COUNCIL TAX!

Furnished and available now!

- **NEWLY REDECORATED**
- **GREAT CONDITION**
- **ALL BILLS EXCEPT ELECTRIC INCLUDED**
- **AVAILABLE NOW**

