



| 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>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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|       |                |
|-------|----------------|
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| 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.

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# Stoneacre Properties

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Hawthorn Vale, LS74PJ

£825 Per Month

A bright and spacious one-bedroom fully furnished flat, offering comfortable and modern living. The property features a large double bedroom with an ensuite shower room and WC, a separate living room, and a modern fitted kitchen complete with a skylight, allowing plenty of natural light to flood the space.

The generous living room provides a bright and welcoming atmosphere, with additional storage available. WATER and GAS are INCLUDED in the rent, offering added value and helping to simplify monthly budgeting.

Situated in the vibrant community of Chapel Allerton, you will find yourself surrounded by a variety of local amenities, including shops, cafes, and parks. The area is well-connected to public transport, providing easy access to the wider city and beyond.

An ideal home for a single professional or couple seeking a well-presented, move-in-ready property.

Available 20th August!

- 1 BEDROOM
- 1 BATHROOM
- SEPERATE KITCHEN/LIVING
- FULLY FURNISHED
- SPACIOUS LIVING ROOM
- COUNCIL TAX - A
- AVAILABLE 20TH AUGUST!

