



Flat 1, 52 Station Parade, Leeds, LS5 3HG

AVAILABLE NOW! A ground floor, one bedroom apartment in Kirkstall.

Entering into a hallway, to the front of the property there is a large front bedroom with high ceilings and modern furnishings. The living room has feature storage and a feature fire surround. To the rear, a separate kitchen includes modern units and accesses the private rear garden, which includes patio seating and a secure bike store. A large basement storage area contains the laundry facilities.

Station Parade is a quiet residential street located off Morris Lane in Kirkstall. Headingley Train Station is 100 yards away and local buses depart from nearby Kirkstall Road.

- One Bedroom
- Private Rear Garden
- Large Basement
- Fully Furnished
- Close to Train Station
- On Street Parking

£900 Per month

www.fletcherprops.com

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	73	75
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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