

## Ground Floor Front, 14 Union Terrace, Leeds, LS7 3DN

AVAILABLE 1st May 2024 - All bills included


A beautiful, brand new ensuite bedroom to rent in a fully renovated, refurbished property.


The fully furnished bedroom contains a fitted wardrobe, desk, double bed and access to a private ensuite shower room.

The five bedroom house has a stunning new kitchen and laundry, with new appliances throughout. The living room has new decor, new TV and new carpets. The house also has another two bathrooms.

**£595 Per month**

[www.fletcherprops.co.uk](http://www.fletcherprops.co.uk)

| Energy Efficiency Rating                           |  | Current                                                                                                     | Potential |
|----------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                                                                                                             |           |
| (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>                                    |  |                                                                                                             |           |
| <i>Not energy efficient - higher running costs</i> |  |                                                                                                             |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC  |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                        |  | Current                                                                                                       | Potential |
|-----------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------|-----------|
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |  |                                                                                                               |           |
| (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>                                                       |  |                                                                                                               |           |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |  |                                                                                                               |           |
| <b>England &amp; Wales</b>                                            |  | EU Directive 2002/91/EC  |           |