



## 1 Glebe Avenue, Leeds, West Yorkshire, LS5 3HN

AVAILABLE 2nd July 2024

Perfect for sharers! A bright and spacious three bedroom, two bathroom apartment in Kirkstall.

Located in an end terrace plot on a quiet cobbled street, the property consists of a large open-plan kitchen living room with high ceilings and brand new integrated appliances, three fully furnished double bedrooms and two bathrooms.

Double glazed and recently refurbished to a high standard, this would make a comfortable home for students or professionals.

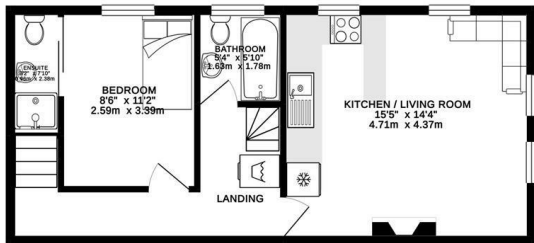
Morrisons Supermarket is less than 0.5 miles away and bus routes into Leeds city centre stop directly outside. Headingley train station is less than 0.2 miles away. On street parking is available.

- Three Spacious Bedrooms
- Close to Train Station
- Students or Professionals
- Two Bathrooms
- Near Supermarket/Gym
- On Street Parking

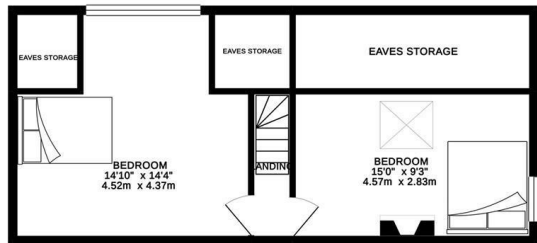
**£1,275 Per month**

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

FIRST FLOOR 465 sq. ft.  
( 43.2 sq. m. )



2ND FLOOR 465 sq. ft.  
( 43.2 sq. m. )



TOTAL FLOOR AREA : 929 sq. ft. ( 86.3 sq. m. ) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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		52	64
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	57
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	