

MASTER Room 1, 61 Beechwood View, Leeds, West Yorkshire, LS4 2LP

AVAILABLE 1st June - ALL BILLS INCLUDED

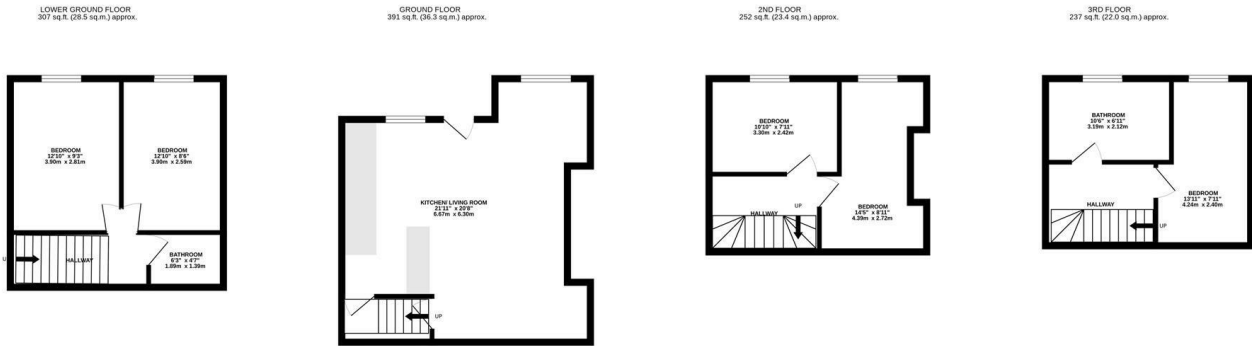
A recently refurbished, stylish and comfortable single bedroom in a four bedroom shared house in Burley. The bedroom includes a fitted wardrobe, black out blinds and a secure locking door.

Fully furnished, the house contains two bathrooms, a modern open plan kitchen with a large living room.

Beechwood View is located less than 0.2 miles from Burley Park train station and 0.5 miles from Sainsbury's. On street parking is available outside.

- Great Location
- Double bedroom
- Fully Furnished
- On Street Parking
- Two bathrooms
- Recently Refurbished

£450 Per month



TOTAL FLOOR AREA: 1187 sq.ft. (110.3 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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	