

# LEEDS ACCOMMODATION BUREAU

## Sales & Lettings



### 4 Well House Avenue, Roundhay, Leeds, LS8 4BY

£795 Per Calendar Month

- A one bedroom ground floor flat
- Modern Kitchen
- Bathroom with shower/WC
- Entrance Hall
- Spacious Double bedroom with fitted wardrobes
- Rear lawned Garden
- Lounge
- En-suite shower/WC
- On street parking

Directions

Viewings

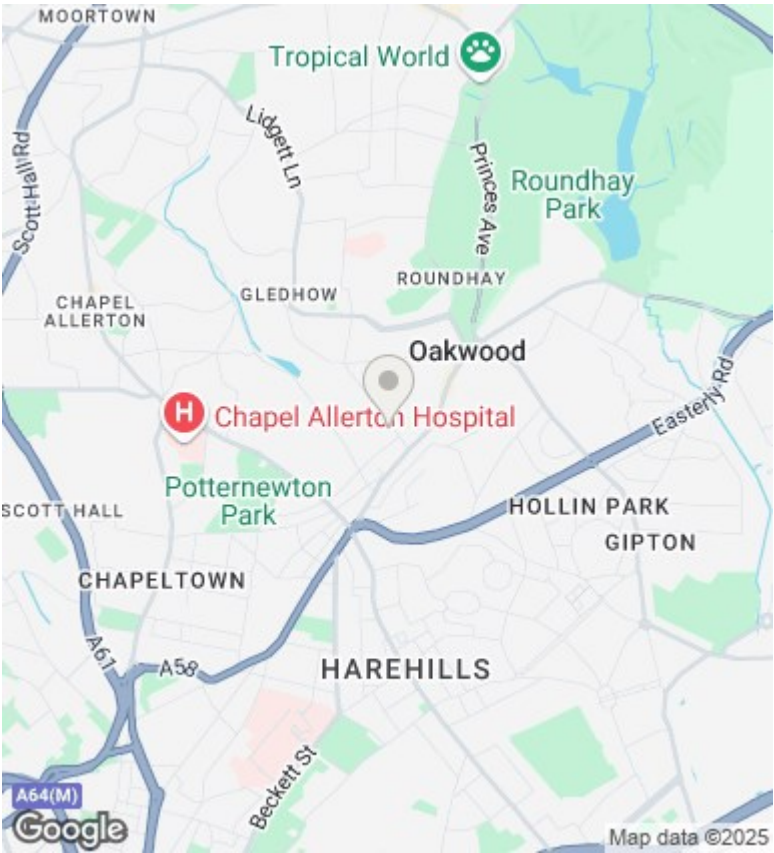
Viewings by arrangement only. Call 01132 444 011 to make an appointment.

Council Tax Band

A

EPC Rating:

D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 