



### Viewings

Viewings by arrangement only.  
Call 0114 483 0038 to make an appointment.

### Vendors Comments

Add text here

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>67</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>G</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



**JC SALES & LETTINGS**

Tel: 0114 483 0038  
E-mail: [sales@jc-salesandlettings.com](mailto:sales@jc-salesandlettings.com)  
Website: [www.jc-salesandlettings.com](http://www.jc-salesandlettings.com)



84 Longroyd Avenue, Leeds, Yorkshire, LS11 5HA

£800 Per month

- Available for immediate occupation
- Very modern kitchen and bathroom
- Highly popular location
- Two bedroom mid terrace property
- EPC Grade D
- Newly refurbished
- Ideal for a single occupant, couple or small family
- Close to an abundance of local amenities
- Early viewing highly recommended to avoid disappointment



## 84 Longroyd Avenue, Leeds LS11 5HA

\*\*\* AVAILABLE FOR IMMEDIATE OCCUPATION \*\*\*

NEWLY REFURBISHED, two bedroom mid terrace property located in this HIGHLY POPULAR LOCATION.

This property is ideal for a single occupant, professional couple or small family and is conveniently located for a host of local amenities and public transport links.

Very modern kitchen and bathroom.

In brief the accommodation comprises: entrance lobby and living room to the ground floor. To the lower ground floor is the kitchen and bathroom / WC. There are two bedrooms on the first floor.

An early viewing is highly recommended to avoid disappointment!

EPC Grade D.



2



1



1



D

Council Tax Band: A

