



### 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>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



**JC SALES & LETTINGS**

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**48 Charlton Place, Leeds, LS9 9JP**

**£1,000 Per month**

- Well presented throughout
- Modern kitchen and bathroom
- Brilliant location
- Viewing highly recommended
- Good size accommodation
- Yard to the rear
- Very close to Leeds City Centre
- EPC Grade C



## 48 Charlton Place, Leeds LS9 9JP

WELL PRESENTED and a BRILLIANT SIZE!

This property truly needs to be viewed to be fully appreciated and is located very close to LEEDS CITY CENTRE!

Benefiting from THREE GOOD SIZED BEDROOMS, a MODERN KITCHEN & BATHROOM and YARD to the rear.

Close to an abundance of local amenities and ideal for a professional couple or family.

In brief the accommodation comprises: entrance hall, lounge, kitchen, three first floor bedrooms and a bathroom/WC. Yard to the rear.

An early viewing is highly recommended to avoid disappointment!

EPC Grade C.



Council Tax Band: A

