

Hessle Road

8 Hessle Road, Hyde Park, Leeds, West Yorkshire LS6 1EH



diamond
PROPERTIES



£85PPPW £825 pcm

- TWO BEDROOMS
- ONE BATHROOM
- LOCATED IN THE CENTRE OF HYDE PARK
- SEPARATE STORAGE ROOM
- 01.07.2020
- 95PPPW





Hessle Road

8 Hessle Road, Hyde Park, Leeds, West Yorkshire, LS6 1EH

£85PPPW £825 pcm

£95PPPW - 2 bedrooms - Available 01.07.2020

Diamond Properties are pleased to offer to let this two bedroom mid-terraced student property in the heart of Hyde Park. The accommodation comprises of lounge and kitchen to the ground floor, one bedroom and house bathroom to the first floor and one bedroom and a storage room to the second floor. Within walking distance to local amenities, shops, and restaurants. Viewing by appointment only.

Ground Floor

Kitchen

3.23m x 2.03m (10' 7" x 6' 8") Wooden flooring, Window to front elevation, floor and wall units, sink with drainer, electric oven and gas hob.

Living-room

5.54m x 3.69m (18' 2" x 12' 1") Living room with large bay window to front, Wooden flooring, gas central heating radiator, leading onto kitchen and stairs to first floor.

First Floor

Bedroom One

4.15m x 3.71m (13' 7" x 12' 2") Gas central heating radiator, Window to front elevation

House Bathroom

2.47m x 2.00m (8' 1" x 6' 7") House Bathroom, Window to front elevation, Bath with electric shower over bath, W.C and sink.

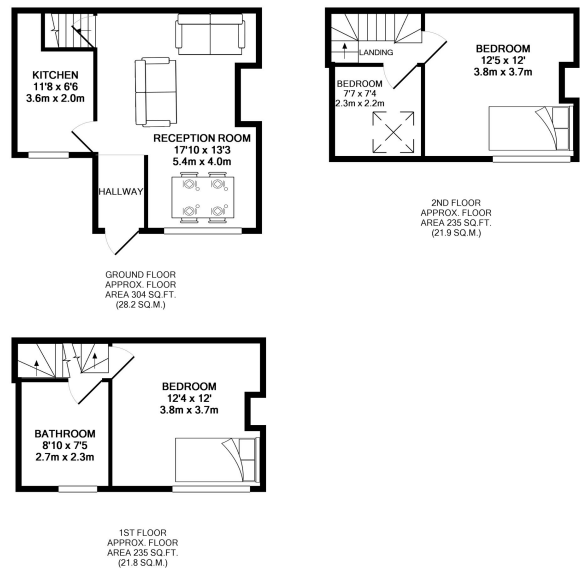
Second Floor

Bedroom Two

4.14m x 3.72m (13' 7" x 12' 2") Gas central heating radiator, Window to front elevation, wooden flooring, sloped ceiling to part of room.

Storage

2.01m x 2.00m (6' 7" x 6' 7") Storage-room



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Made with Metropix ©2019

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 to 100) A			(92 to 100) A		
(81 to 91) B			(81 to 91) B		
(69 to 80) C			(69 to 80) C		
(55 to 68) D		63	(55 to 68) D		56
(39 to 54) E	47		(39 to 54) E		41
(21 to 38) F			(21 to 38) F		
(1 to 20) G			(1 to 20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Wales & N.Ireland	EU Directive 2002/91/EC		England, Wales & N.Ireland	EU Directive 2002/91/EC	