

**Brudenell Road  
Hyde Park, LEEDS, LS6 1LS  
£2,470.00 pcm**



- **£95PPPW**
- **MODERN OPEN PLAN KITCHEN LOUNGE**
- **AVAILABLE 01.07.2019**
- **DUPLEX FLAT**
- **6 BEDROOMS**
- **3 BATHROOMS**
- **VERY SECURE PROPERTY. ALARM AND CCTV.**





# Brudenell Road Hyde Park, LEEDS, LS6 1LS £2,470.00 pcm

£95PPPW - 6 BEDROOMS - AVAILABLE 01.07.2019

A superb six bedroom, duplex flat, providing top class student accommodation. The property offers six good sized double bedrooms, two full bathrooms (with Jacuzzi!), additional shower room and additional WC. The property also boasts a modern and spacious open plan kitchen and lounge with a flat screen TV included. Double glazed throughout. Early viewing is advised as this one will go quick!

## First Floor

### Lounge (Reception)

Open Plan lounge and kitchen, leather corner sofa, wall mounted flatscreen TV.

### Bathroom

Luxury bathroom, tiled floor, part tiled walls, whirlpool bath, sink and w/c.

### Bathroom

Shower room with corner cubicle and separate w/c in next enclosure

### Bedroom

Bedroom 1:  
Spacious double, wardrobe, double bed, chest of drawers, desk. Double glazed windows overlooking the rear of the property.

### Bedroom

Bedroom 2:  
The second bedroom on the first floor, a touch smaller than bedroom 1 but still a good sized double, with wardrobe, double bed, chest of drawers, desk and chair.

### Bedroom

Bedroom 3:  
A good double bedroom with all standard furniture included.

### Bedroom

Bedroom 4:  
Spacious double with windows at two sides giving plenty of light.

## Bedroom

Bedroom 5:  
Spacious double with all standard furniture included.

## Bedroom

Bedroom 6:  
Double bedroom with double glazed dormer windows overlooking brudenell road, all standard furniture included.

## Kitchen

Modern darkwood kitchen, 2 fridge freezers, washing machine, built in oven and hob, plenty of storage space.

## Second Floor

### Bathroom

Tiled bathroom with ceramic bath, handheld shower, sink and w/c



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		

Environmental Impact (CO <sub>2</sub> ) Rating		
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		