



## 3 Rutland Court Leeds



## 2 Bedroom Apartment £142,500

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# 3 Rutland Court, Farnley, Leeds, West Yorkshire, LS12 6BU

## Communal Entrance:

Access via a communal entrance hallway with Intercom access

## Entrance Hallway:

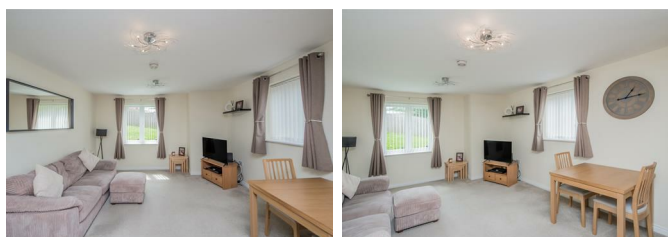
A private hallway, storage cupboard, Intercom access

## Open Plan Living Room / Dining Area / Fitted Kitch



A good sized open plan living area

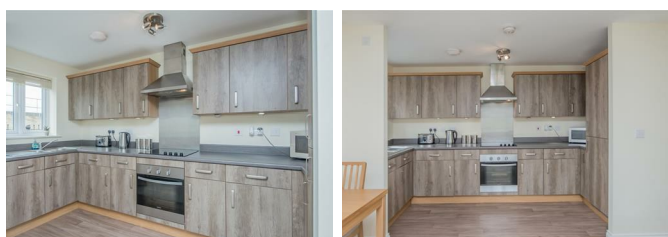
## Living Room & Dining Area:



Living Room: double glazed windows, television point, electric heaters, open plan to the kitchen area.

Dining Area: ample space for a table and chairs.

## Fitted Kitchen:



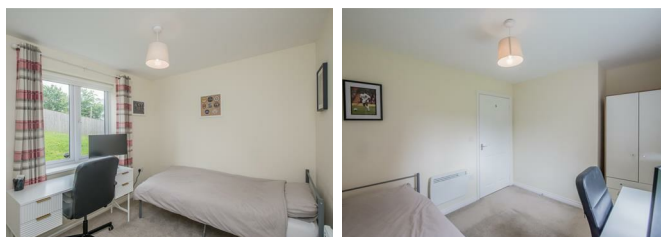
Double glazed window, a modern range of fitted wall, drawer & base units, work surfaces, an inset 1 1/4 bowl stainless steel sink and drainer, a range of integral kitchen appliances (automatic washing machine / tumble dryer, fridge / freezer, electric oven / grill, electric hob, extractor hood).

## Bedroom One:



Double glazed window, television point, electric heater

## Bedroom Two:



Double glazed window, electric heater

## Bathroom / WC:



A modern white suite comprising of a panelled bath with an electric shower above the bath, low flush WC, wash basin, extractor fan, modern tiling

## TO THE OUTSIDE:

## Parking:



There is an allocated parking space and access to visitor parking spaces

## Communal Gardens:



The property is surrounded by communal garden areas

## EPC LINK:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9040-3873-7405-9506-4015>

## Council Tax and EPC Rating:

EPC Rating: C / Council Tax Band: B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		77	77
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Floor Plan**

