



## 18 Twenty Twenty, Skinner Lane, Leeds, LS7 1BB


NOW TENANTED - "READY TO VIEW!"

We are delighted to offer for sale this brand new, one bedroom apartment with secure parking in Leeds City Centre.

This modern dwelling features an open-plan kitchen & lounge area with contemporary fixtures and fittings throughout including integrated washer, dishwasher, fridge freezer and oven/hob. Master bedroom and a bathroom with fitted thermostatic shower complete the space. Perfect for investors/landlords due to established demand!

Specification - Kitchen: Range of contemporary wall & base units, Laminate worktop, Integrated Dishwasher, Washing Machine & Fridge Freezer, Brushed steel handles, Oven & hob, White ceramic tiling, Spotlights.  
Bathroom: Fully-fitted enclosed shower, Ceramic tiling. Fittings & Fixtures: Oak veneer internal doors, Stainless steel ironmongery, TV & telephone points to lounge & bedroom.



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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