

2 Bed Flat In Lovell House 4 Skinner Lane, Leeds, LS7 1AR

£1,150 Monthly





SHORT DESCRIPTION

Property Ref: 13738 Located on the 5th floor of the Lovell House development, this contemporary 2-bedroom, 2-bathroom apartment is available furnished. The spacious open-plan living area features a sleek cream gloss kitchen equipped with both built-in and freestanding appliances, including a mini dishwasher. The far end of the living space is illuminated by floor-to-ceiling windows that provide impressive south-facing views of the city. Additionally, the apartment comes with a large balcony and access to a communal garden, though these areas are currently inaccessible due to ongoing construction work, expected to conclude in 2025. The property has been priced to reflect this ongoing work to the building. The apartment includes a modern house bathroom, a generously-sized storage-cylinder cupboard, and two double bedrooms, one of which has an en-suite shower room. Both bathrooms are mainly tiled and come equipped with heated towel rails. The master bedroom is spacious, with unique window designs and ample space for a king-size bed and additional furniture. The second bedroom is also well-sized, with distinctive full-height and floor-level windows. THE DEVELOPMENT Lovell House is an apartment building situated just off North Street on Skinner Lane. It is a medium-sized complex with around 90 apartments, all featuring balconies and access to a central communal garden. The location is highly convenient, with New Briggate and Vicar Lane just a short walk away. LOUNGE - DINING ROOM The lounge-dining room is generously proportioned, with floor-to-ceiling windows at one end that open onto a large south-facing balcony offering panoramic views over the city. The space features oak-colored flooring, which extends throughout the entire apartment. KITCHEN The modern kitchen includes a cream high-gloss finish and complementary black granite-effect worktops. It is well-equipped with a range of built-in appliances, including a mini-dish washer, microwave, slow cooker, oven, hob, extractor, and a freestanding fridge freezer. BEDROOM 1 The master bedroom is spacious, featuring two floor-level and chest-height windows. It easily accommodates a king-size bed, wardrobes, and other bedroom furniture. BEDROOM 2 The second bedroom is also a good size, with full-height and floor-level windows. It comfortably fits a double bed, wardrobe, desk drawers, and a desk if needed. BATHROOM The main bathroom features a bath and shower combined, large wall mirrors, toilet, sink and a heated towel rail. EN-SUITE The master bedroom also boasts a private en-suite shower room with a large wall mirror, toilet, sink, heated towel rail and shower unit.. Property Type: Flat Full Renting price: £1150 Pricing Options: Guide Price Tenure: 9 months Council tax band: C EPC rating: C Measurement: 637 sq.ft. Heating Type: Electric Heating -----

2

Bed Room(s)

2

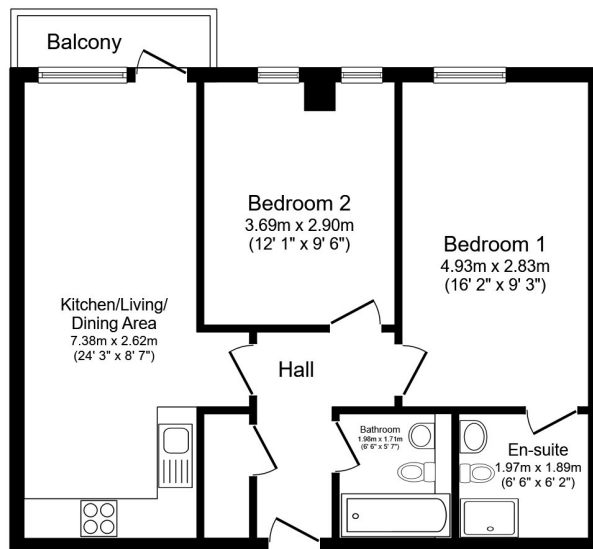
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 59.2 m² (637 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Mid-floor flat
Total floor area	64 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency](#).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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