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2 Bed Flat In 28 Richmond Hill Approach , Leeds, LS9 8GS

£1,350 Monthly





## SHORT DESCRIPTION

Property Ref: 16398 A well-presented and spacious two-bedroom apartment situated in the sought-after development of The Mount, offering comfortable and modern living accommodation throughout. The property comprises two generously sized bedrooms, including a principal bedroom with en-suite facilities, a contemporary family bathroom, and a bright and spacious living room providing an ideal space for both relaxation and entertaining. The fitted kitchen offers ample storage and workspace, making it practical for everyday living. Further benefits include double glazing, efficient heating throughout, and access to a well-maintained communal garden. On-street parking is also available for residents and visitors. Conveniently located close to local amenities, shops, schools, and excellent transport links, the property provides easy access to Leeds City Centre and surrounding areas. This attractive apartment is ideal for professionals, couples, small families, or investors seeking a property in a popular residential location. Key Features: Two spacious bedrooms Two bathrooms (including en-suite) Bright and spacious living room Double glazing throughout Heating system installed Well-maintained communal garden On-street parking available Excellent transport links Close to local amenities and Leeds City Centre. Property Type: Flat Full Renting price: £1350.00 Pricing Options: Fixed Price Tenure: 12 months EPC rating: B Measurement: 666 sq.ft. Outside Space: Communal Garden Parking: On street Heating Type: Double Glazing. -----



**Bed Room(s)**



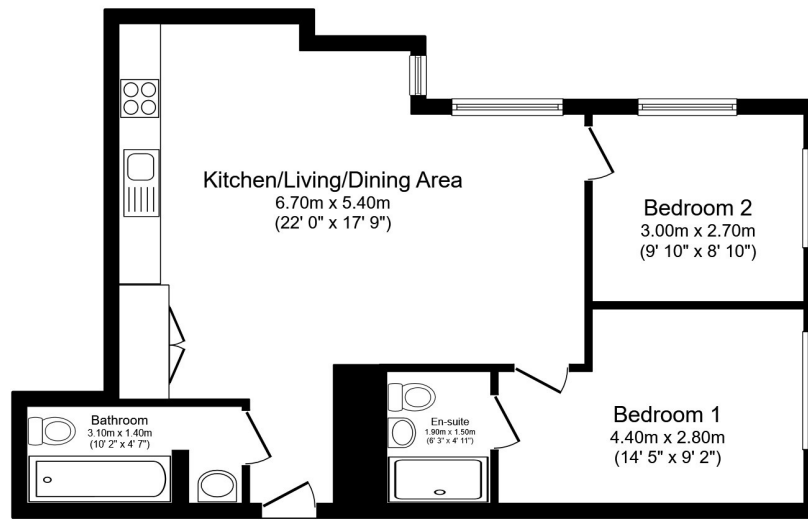
**Bath Room(s)**



**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.



**Ground Floor**

Total floor area 61.8 sq.m. (666 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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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