



19 Highbury Lane, Leeds, Yorkshire, LS6 4HF

AVAILABLE 1st July 2024 - Perfect for sharers!

■ HMO - Ideal for sharers

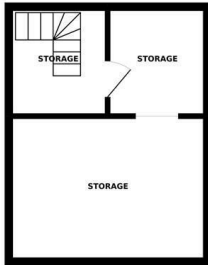
A fully furnished, mid terrace, three bedroom house located in Meanwood.

The property contains an open plan living room/kitchen area with a feature open-brick fireplace, a basement storage area, three double bedrooms and a modern house bathroom including a bath with a shower.

Highbury Lane is located in a quiet residential pocket of north Leeds, less than half a mile from Waitrose and Aldi and with regular buses towards the city centre leaving from nearby Meanwood Road. On street parking is available.

£1,200 Per month

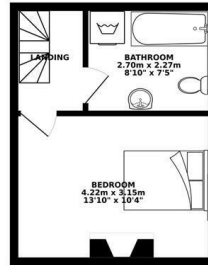
BASEMENT 22.85 sq. m.
(245.99 sq. ft.)



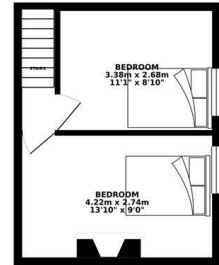
GROUND FLOOR 22.85 sq. m.
(245.99 sq. ft.)



1ST FLOOR 22.85 sq. m.
(245.99 sq. ft.)



2ND FLOOR 22.85 sq. m.
(245.99 sq. ft.)



TOTAL FLOOR AREA : 91.41 sq. m. (983.96 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	