



Room 6, 16 Vicarage Terrace, Leeds, West Yorkshire, LS5 3HL

AVAILABLE 2nd September 2024 - All Bills Included

A fully furnished, large double bedroom to rent in a shared house in Kirkstall/Burley.

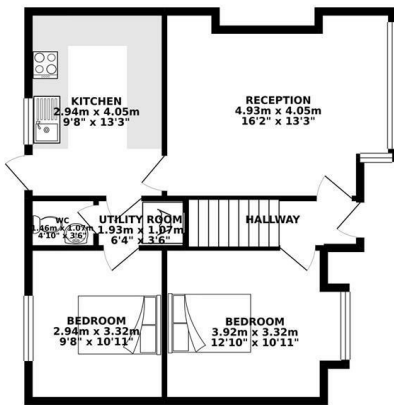
The house benefits from a private rear garden, living room and large separate kitchen, three bathrooms with one separate WC and secure bike storage.

Vicarage Terrace is located less than 0.2 miles from Headingley train station, with regular bus routes towards the city centre at the end of the street. On street parking is available and Morrisons is less than half a mile away.

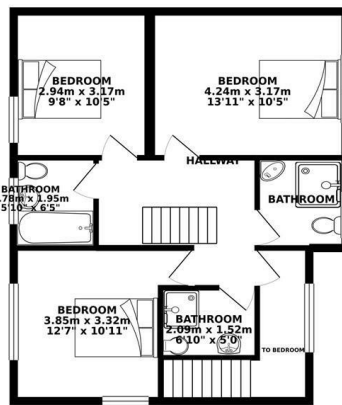
£550 Per month

www.fletcherprops.co.uk

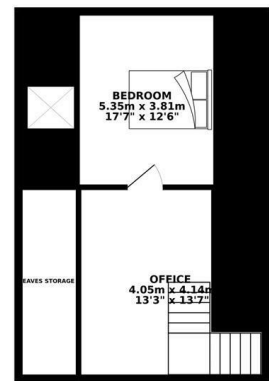
GROUND FLOOR 60.07 sq. m.
(646.62 sq. ft.)



1ST FLOOR 57.98 sq. m.
(624.05 sq. ft.)



2ND FLOOR 42.53 sq. m.
(457.76 sq. ft.)



TOTAL FLOOR AREA : 160.58 sq. m. (1728.43 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 | | | |
| (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 | | | |
| (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 | | |