



## Room 5, 61 Beechwood View, Leeds, West Yorkshire, LS4 2LP

AVAILABLE 1st April 2025 - All bills included

A very large, stylish and comfortable bedroom in a four bedroom shared house in Burley. The top floor bedroom includes a double bed, fitted wardrobe with drawers, a black-out blind and a secure locking door.


Fully furnished to a high spec, the house contains two bathrooms, a modern open plan kitchen with a large living room.

Beechwood View is located less than 0.2 miles from Burley Park train station and 0.5 miles from Sainsbury's. On street parking is available outside.

- Modern Property
- Largest Bedroom
- Two Bathrooms
- On Street Parking
- Recently Refurbished
- Fully Furnished

**£500 Per month**

[www.fletcherprops.com](http://www.fletcherprops.com)

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

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