



Room 1, Flat 1, 257 Roundhay Road, Leeds, LS8 4HS

Available 2nd June 2025! All Bills inclusive.

A room to rent within a two bedroom apartment in LS8.

With full furnishings and all bills included, this property comprises a double bedroom within a first floor apartment, a house shower room and a fully fitted kitchen.

Roundhay Road contains several shops, restaurants and supermarkets. Local buses depart immediately outside the property.

£550 Per month

www.fletcherprops.com

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	70	73
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		