



Top floor rear, 82 Queens Road, Leeds, LS6 1HU

Available Now!

A second floor double bedroom with full furnishings in a beautiful six bedroom, two bathroom (+1 W/c) house in the very heart of Hyde Park. Each bedroom is a large double and contains full furnishings. The house has a large lounge at the front and a modern separate kitchen to the lower ground. A private rear yard is included and the house also includes an additional storage room.

Queens Road is located less than 0.3 miles from Leeds University and is considered the centre of the primary student accommodation area.

On street parking is available and local buses depart from nearby Hyde Park Picture House.

All bills and a communal cleaner are included.

£600 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 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 		