



MASTER Room 1, 10 Melbourne Grove, Leeds, LS13 3QX

AVAILABLE 1st December 2025

A large ensuite double bedroom in a shared house in Bramley.

The ground floor bedroom and includes all furnishings. The ensuite shower room has a toilet, sink and heated towel rail.

With all bills included this five bedroom, six bathroom house has been recently refurbished to a stylish and modern standard. A new kitchen is accompanied by a spacious living area, which leads to a basement dining and laundry room. The house also includes additional tenant storage and a secluded back yard

Melbourne Grove is a quiet residential road less than 0.5 miles from Bramley Station.

£625 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		
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