



## MASTER 1st floor bedroom, 27 Highbury Road, Leeds, Yorkshire, LS6

AVAILABLE NOW - All bills included

A double bedroom with private ensuite shower room in a four bedroom shared house in Headingley/Meanwood.

Located conveniently between Headingley and Meanwood, this double bedroom on the first floor of a four bedroom shared house offers easy access to bars, restaurants and Waitrose and Aldi supermarkets.

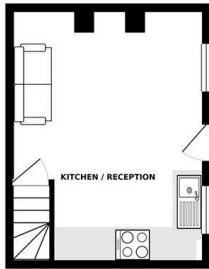
The house is fully furnished, offering one house bathroom and a second WC. On street parking is available outside and regular buses depart from nearby Meanwood Road. There is also access to a

- Room in a Shared House
- Double Bedroom
- Fully Furnished
- Communal Cleaner
- On Street Parking
- Bike Storage

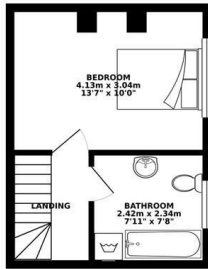
**£650 Per month**

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

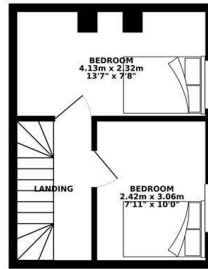
GROUND FLOOR 22.22 sq. m.  
(239.19 sq. ft.)



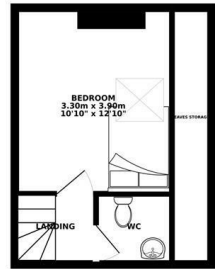
1ST FLOOR 22.22 sq. m.  
(239.17 sq. ft.)



2ND FLOOR 22.22 sq. m.  
(239.17 sq. ft.)



3RD FLOOR 22.22 sq. m.  
(239.17 sq. ft.)



TOTAL FLOOR AREA : 88.88 sq. m. ( 956.69 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) <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 |  |                         |           |
| England & Wales                             |  | 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 |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |