



Stoneacre
Properties



Spring Road, Leeds, LS6 1AD
£1,195 Per Calendar Month

*** OUTSTANDING DETACHED COTTAGE IN CENTRAL HEADINGLEY ***

Stoneacre Properties are proud to offer to let this unique opportunity to rent a characterful detached cottage in the heart of Headingley, located in a prominent corner position at Spring Road and A660 Headingley Lane and offering excellent access to the local bars, restaurants and amenities. The property has undergone full refurbishment to a high specification and really must be viewed to be appreciated. The accommodation briefly comprises; spacious lounge with double patio doors, grey handleless kitchen with a range of integrated appliances, two double bedrooms, modern bathroom, useful cellar storage space and fully enclosed private patio. Sorry no pets. AVAILABLE EARLY APRIL 2026

LOUNGE

Spacious lounge with recessed spotlights, laminate flooring, double patio doors, two vertical feature radiators, double glazed window, composite entry door, stairs to first floor with feature glazed stairwell partition, brushed chrome light switches and sockets, alarm panel, catalonia prefinished oak door to cellar store area.

KITCHEN

Luxury kitchen featuring a range of matt grey handleless units with marble effect worksurfaces and brick tiled splashback, stainless steel sink drainer, range of integrated appliances including fridge freezer, dishwasher, washing machine, Bosch oven hob and extractor hood, tiled floor, two radiators, rooflight, brushed chrome light switches and sockets, recessed spotlights, cupboard housing central heating boiler.

FIRST FLOOR LANDING

Rooflight, radiator.

BEDROOM ONE

Double bedroom with radiator, double glazed window, brushed chrome light switches and sockets, recessed spotlights.

BEDROOM TWO

Second double bedroom with built in wardrobe, radiator, two double glazed windows, brushed chrome light switches and sockets, recessed spotlights, loft hatch.

BATHROOM

Luxury fully tiled suite comprising bath with central taps and waterfall shower, WC, vanity wash hand basin, chrome heated towel rail, extractor fan, recessed spotlights.

CELLAR

Useful storage area accessed via stairs from the living room.

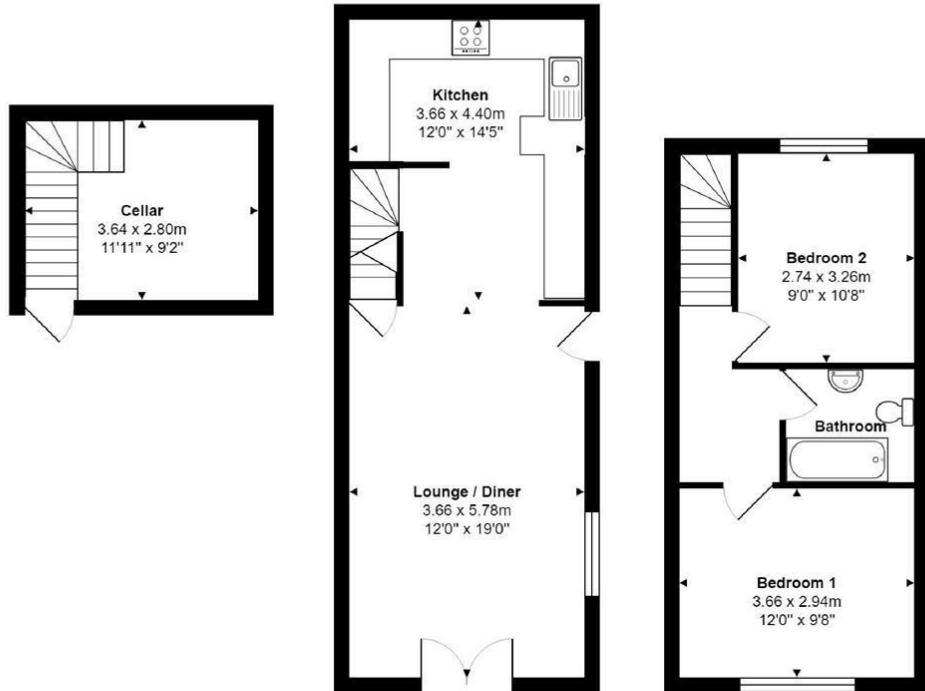
EXTERNAL

The property benefits from a fully enclosed private patio area laid with Indian stone, accessed via double doors from the lounge.

AGENTS NOTE

The vendor of this property is a Director of Stoneacre Properties.

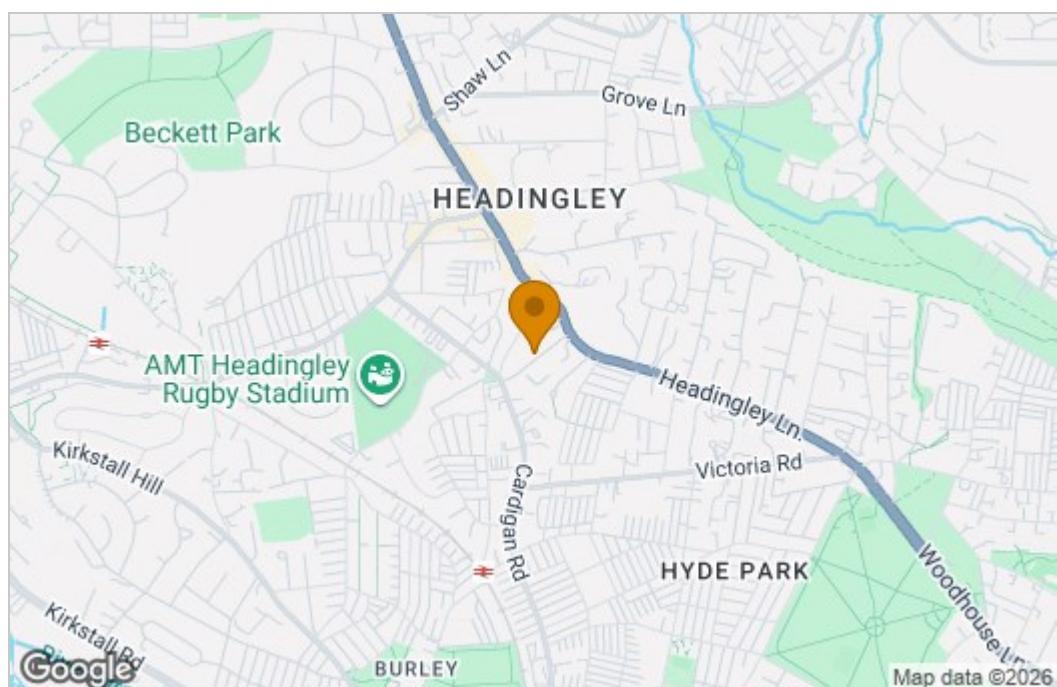
Floor Plan



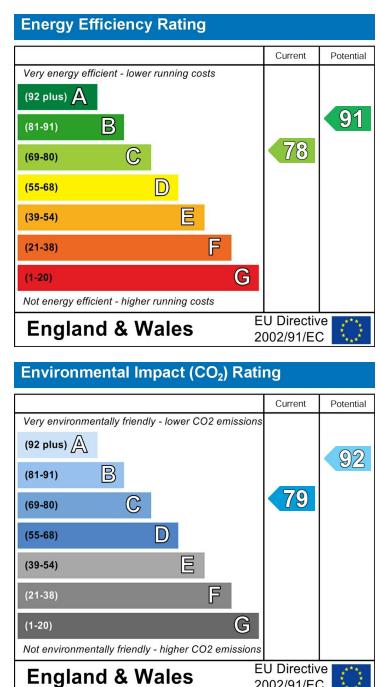
Total Area: 77.7 m² ... 836 ft²

All measurements are approximate and for display purposes only

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

