

Headingley Avenue, LS6



PROPERTY ADDRESS
12a Headingley Avenue
Leeds
LS6 3EP

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

- Ensuite bathrooms
- Solar Panels
- Large outside area
- Available from July

This house boasts two large bedrooms with ensuite bathrooms both with brand new furniture (double bed, mattress wardrobe, chest of drawers and night stands) and all new fittings.

The ground floor consists of a separate fully fitted kitchen with brand new appliances; washer dryer, big size fridge & freezer, oven with hob, dishwasher and table with chairs. The kitchen's French doors lead to the private garden area, which is ideal for summer time bbq's and socialising. The living room is furnished with two 2 seater sofas, a coffee table and a modern TV shelf with plenty more room for a personal touch whilst the entrance hallway has room for storage and a W/C for guests. The property will also be energy efficient as it has solar panels installed on the roof.

The property is ideally located for students and professionals with excellent bus routes to all University campuses and Leeds City Centre. Also within walking distance to the local train station at Burley.

Available from July 2024

Rent £1600
Holding Deposit £369.23
Deposit £1,846.15

Council Tax band C



Your Text Here

