



Granby Grove, Leeds, LS6 3BE

£138 Per Person Per Week  
Available from: 1st July 2025

\*VIRTUAL 360 VIEWINGS AVAILABLE\*

BILLS INCLUDED



<https://www.sugarhouseproperties.co.uk>

## Property Details

### Full Description

This lovely Victorian terraced property is right in the heart of it and the Granbys have always been a lovely place to live! Set just behind Headingley's vibrant Otley Road, this superbly located terrace offers three decent double bedrooms spread over the top two floors of the property as well as a tiled bathroom on the first floor.

The property has an open plan lounge / kitchen with integrated appliances, high gloss wall and floor units and granite effect worktops. The lounge area has modern laminate flooring and feature fire surround. There is a spare room which can be used as a study/snug.

Our Bills Packages as Standard;

This property comes with a luxury bills and service package; we'll set up everything up for you and you won't have to worry about a thing. We've also picked the very best suppliers; from superfast broadband, environmentally friendly energy suppliers and the NUS approved insurance provider, Endsleigh for contents insurance. Our bills included packages are designed to provide you with the best products whilst taking the hassle out of arranging and managing bills including all admin, readings and installations taken care of on your behalf.

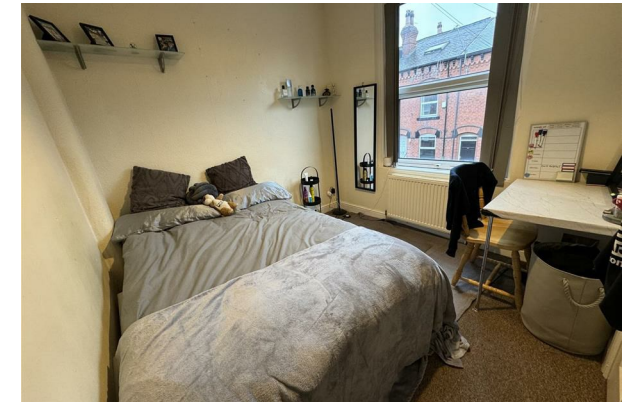
Some of the key points of our chosen suppliers;

- 100% Green Electricity
- 100% Carbon Neutral Gas
- Superfast 350mb Broadband (Business grade, with no download limits)
- £6,000 insurance contents cover per person
- TV License for communal areas of property
- Water supply from Yorkshire Water

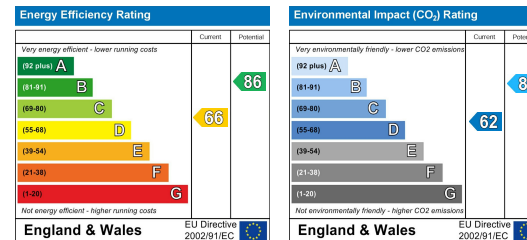
Please note our standard packages are available on almost all of our properties. Some individual properties may vary slightly. Any variations will be detailed during the application process.

## Key Property Features

- Superfast Broadband & Green Energy
- Modern Finish
- Traditional Victorian Terrace
- Spacious Kitchen/Living Area
- Spare Room Ideal for Office/Snug
- Generous Sized Bedrooms
- Fantastic Location
- Great Transport Links
- Near to Restaurants and Bars
- Council Tax Band A



## Energy Efficiency Graph



## Hassle Free, Contactless Lettings

Ask us about our 360 degree virtual viewings and digital online tenancy applications.

0113 816 0131

Sugarhouse (Leeds) Ltd  
Registration Number 7594132 VAT Number 252251053  
Registered Office 47 Headingley Lane, Headingley, Leeds LS6  
Place of Registration England and Wales

www.sugarhouseproperties.co.uk /sugarhouseproperties @Sugarhouseleeds