



38 Kelso Road, Leeds, LS2 9PR

£151 Per Person Per Week  
Available from: 1st July 2025

\*VIRTUAL 360 VIEWINGS AVAILABLE\*



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



## Property Details

### Full Description

A fantastic three bed property located within two minutes walk of Leeds University and close to the city centre in a hugely popular student street.

This stylish modern property offers laminate flooring, a spacious lounge and kitchen area with stylish breakfast bar and stainless steel appliances, three double bedrooms with steel framed beds and a bathroom with both bath and shower.

The property was fully re-decorated in Summer 2020 and REFURBISHED FOR 2021 - Spacious three bed flat right next to Leeds University and within few minutes walk of the city centre. With a new mini refurbishment on the way, this is not one to be missed. With new kitchen fittings, new bedroom furniture, and a huge bathroom freshen up, this property will be the perfect 3 bed for any groups looking to be a stone's throw away from the University of Leeds.

There are shared gardens to the front of the property and off road parking to the rear.

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;

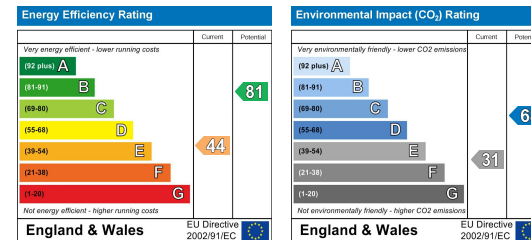
- 100% Green Electricity
- 100% Carbon Neutral Gas
- Superfast 350mb Broadband (Business grade, with no download limits)
- £6,000 insurance contents cover per person
- TV License for communal areas of property
- Water supply from Yorkshire Water

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

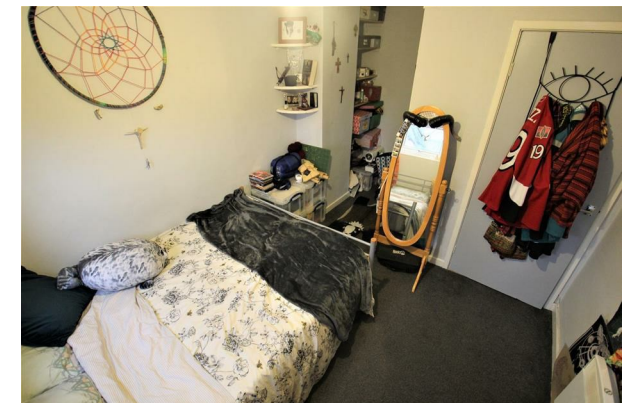
- SUPERFAST BROADBAND & GREEN ENERGY
- CLOSE TO UNI
- CLOSE TO SHOPS
- DOUBLE BEDROOMS
- SHARED GARDENS
- OFF ROAD PARKING
- WALK TO UNI IN 5 MINUTES
- WALK TO CITY CENTRE IN 10 MINUTES
- LOVELY QUIET NEIGHBOURHOOD
- Council Tax Band A

### Energy Efficiency Graph



### Hassle Free, Contactless Lettings

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



These particulars, whilst believed to be accurate, are set out as a general outline for guidance only. If in the event, any error or omission made in these particulars, the Agent or Landlord cannot be held liable as this is brochure is for information only.

0113 816 0131

Sugarhouse (Leeds) Ltd  
Registration Number 75941332 VAT Number 252251053  
Registered Office 47 Headingley Lane, Headingley, Leeds LS6  
Place of Registration England and Wales

www.sugarhouseproperties.co.uk /sugarhouseproperties @Sugarhouseleeds