



St. Annes Green, Leeds, LS4 2SD

£135 Per Person Per Week  
Available from: 1st July 2025

\*VIRTUAL 360 VIEWINGS AVAILABLE\*

**BILLS INCLUDED**



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

## Property Details

### Full Description

A bright, modern semi with a lovely open plan lounge and kitchen complete with high gloss cream wall and floor units and walnut flooring and worktops. The kitchen offers integrated stainless steel appliances as well as a modern breakfast bar with funky bar stools. The lounge offers a feature wall, leather sofas and luxury armchair and large windows looking out over a lovely back garden with lawned area and borders.

All bedrooms are good sized doubles and all have recently been redecorated and renovated with designer wallpaper (check out the pictures) and modern furniture and carpets. There's also a modern travertine style bathroom with slate effect floors and both bath and shower. The hallways boast neutral decor and fashionable sensor spot-lighting (also great for when you're stumbling through the door in the dark!) and full alarm system.

There are gardens to the front and rear and the property is located at the end of a lovely little cul de sac with ample safe parking outside. Great transport links on the doorstep, lovely house with everything you need for a great tenancy! View early to avoid missing out!!

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;

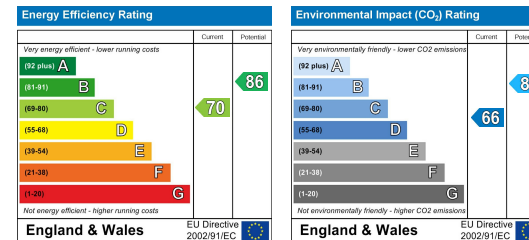
- 100% Green Electricity
- 100% Carbon Neutral Gas
- Superfast 350mb Broadband (Business grade, with no download limits)
- £6,000 insurance contents cover per person
- TV License for communal areas of property
- Water supply from Yorkshire Water

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 Open Plan Living
- Close To Uni
- Double Bedrooms
- Secure Parking To The Front
- Cute Garden To The Rear
- Feature Wallpaper
- Modern Tiled Bathroom
- Walk To Bars & Cafes
- Council tax band B

## Energy Efficiency Graph



## Hassle Free, Contactless Lettings

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



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