



23 Cliff Road Gardens, Leeds, LS6 2EY

£157 Per Person Per Week
Available from: 1st July 2025



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

Property Details

Full Description

Sugarhouse Properties are proud to present this STUNNING three bedroom recently refurbished apartment.

The property, which is located a stones throw behind Hyde Park Corner, is not one to be missed.

Boasting a large living space with separate lounge and a modern Scandi styled interior as well as a luxury high gloss kitchen with fitted appliances and dining area. There are three spacious double bedrooms with fitted walk in wardrobes, feature walls and contemporary furniture and furnishings. There's lots of storage space, wide hallways and a bright modern feel throughout. The flat also boasts two fully tiled bathrooms, one a walk in shower and the other a bath with over the bath shower; both are smart and stylish.

The character building overlooks beautiful woodland scenery and has a large communal garden to the rear of the property and off street parking available to the front.

The property is located just a short walk from the city campuses and the open spaces of Hyde Park, and has plenty of amenities on the doorstep.

Please note that this property is situated on a quiet residential street with neighbours in close proximity; it is therefore suitable for groups looking for a quieter location.

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

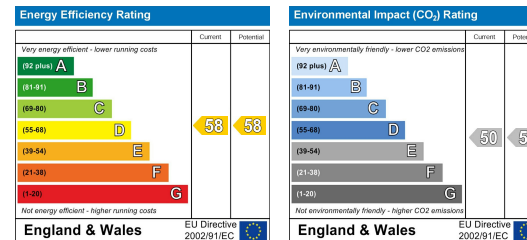
Please note our standard packages are available on almost all of our properties. Some individual properties may vary slightly. Any variations will be detailed during the application process.

Key Property Features

- Superfast Broadband & Green Energy
- Recently Refurbished
- Close To Uni
- Double Bedrooms
- Live In A "Castle"!!
- Stylish Interior
- Off Road Parking
- Close To Shops
- Close To Public Transport
- Council Tax Band B



Energy Efficiency Graph



Interested? Get in touch

Please contact us on 0113 8160131 or email lettings@sugarhouseproperties.co.uk if you wish to arrange a viewing appointment for this property or require further information.

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.

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