



36 Cliff Road, Leeds, LS6 2ET

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

\*VIRTUAL 360 VIEWINGS AVAILABLE\*

**BILLS INCLUDED**



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

## Property Details

### Full Description

If you are looking for location then look no further!

This modern four bedroom, split level apartment benefits from being literally seconds from bars, shops, Uni and much more!

Recently undergoing a back to brick renovation, this property has been finished to a sensational standard.

Completed in September 2022, this one is still looking fresh!

With TV's in all bedrooms, slick gloss kitchen and two modern bathrooms, you will be the envy of all of your friends!

Get in touch to find out more!!

OUR BILLS INCLUDED PACKAGE AS STANDARD;

This property can come 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;

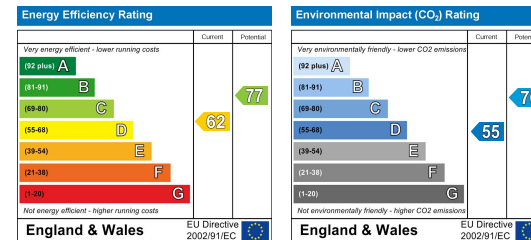
- 100% Green Electricity
- Green & Frack Free Gas
- Superfast 350mb Broadband (Business grade, with no download limits)
- £6,000 insurance contents cover per person
- TV License for communal areas of property
- Water supply from Yorkshire Water

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

## Key Property Features

- Superfast Broadband and Green Energy
- Two Bathrooms!
- Brand New Refurb
- Double Rooms
- Leafy Suburb
- Close to Shops
- Close to Uni
- On Street Parking
- Virtual Tour
- 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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