



Royal Park Grove, Leeds, LS6 1HQ

£142 Per Person Per Week  
Available from: 1st July 2025



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

## Property Details

### Full Description

This property is in a prime location within Hyde Park and is ideal for Leeds University Students. The property is fitted out to our very high standard and includes a large open plan living area with kitchen, breakfast bar and spacious lounge area containing leather sofas, coffee table, recessed spot lighting and wooden flooring throughout.

Other features include two fully tiled bathrooms, double bedrooms throughout, high spec furnishings and decor, TV points in all bedrooms and a fully flagged front garden area.

Due to go quickly so please view now to avoid disappointment!

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;

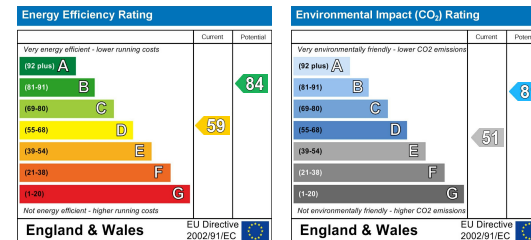
- 100% Green Electricity
- 100% Carbon Neutral Gas
- Superfast 350mb Broadband (Business grade, with no download limits)
- £6,000 insurance contents cover per person
- TV License for communal areas of property
- Water supply from Yorkshire Water

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

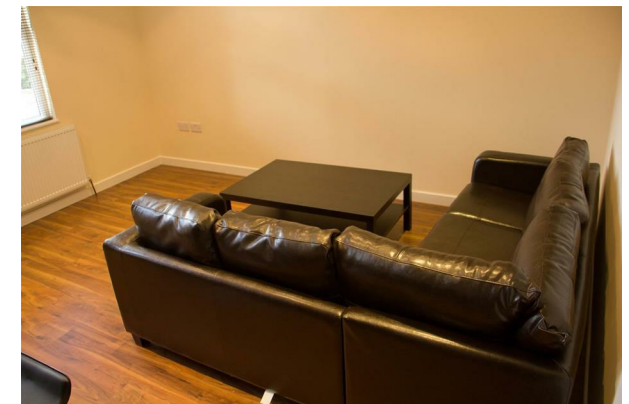
- Superfast Broadband & Green Energy
- Recent Refurbishment
- Close to Leeds University
- Amazing Communal Areas
- Large Double Bedrooms
- Burglar Alarm
- Modern Decor
- High Standard Furnishings
- Great Hyde Park Location
- Council tax band A

## Energy Efficiency Graph



## Interested? Get in touch

Please contact us on 0113 8160131 or email [lettings@sugarhouseproperties.co.uk](mailto: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.

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](http://www.sugarhouseproperties.co.uk) /sugarhouseproperties @Sugarhouseleeds