



Stanmore Road, Leeds, LS4 2RU

£146 Per Person Per Week  
Available from: 1st July 2025

**\*VIRTUAL 360 VIEWINGS AVAILABLE\***



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

## Property Details

### Full Description

RECENTLY REFURBISHED SUMMER 2020! This property has been given the full Sugarhouse treatment with a full refurbishment including new carpets, decoration and furniture!

Feature include - wall mounted large flat screen TV's in both Lounge area and Kitchen. Huge modern dining kitchen, spacious separate lounge, modern fully tiled and stylish bathrooms, high end furnishings throughout and a fantastic decor!

Situated on a characterful cobbled street in a great location just behind Headingley stadium, this spacious Victorian house offers large kitchen and lounge. All the bedrooms are big and bright offering plenty of storage and workspace. The enclosed private patio is the perfect place to wind down on a summer evening or enjoy a BBQ or two on a weekend with friends.

This house has the best of both worlds; as the area is relatively quiet but a short walk away from the hustle and bustle of Headingley & Hyde Park. Burley is the perfect area for a group of friends split between the Universities.

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;

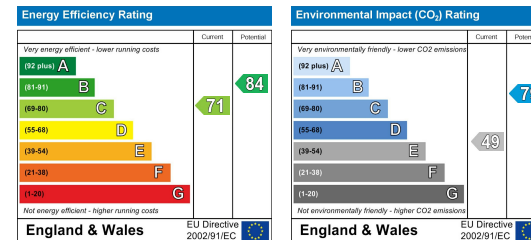
- 100% Green Electricity
- 100% Carbon Neutral Gas
- Superfast 350mb Broadband (Business grade, with no download limits)
- £6,000 insurance contents cover per person
- TV License for communal areas of property
- Water supply from Yorkshire Water

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
- NEWLY REFURBISHED SUMMER 2020
- CLOSE TO UNI
- CLOSE TO SHOPS
- HUGE DINING KITCHEN
- ENCLOSED PRIVATE PATIO
- CONTEMPORARY DECOR
- LARGE DOUBLE BEDROOMS
- GREAT LOCATION
- Council tax band B

### 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.

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