



St Anns Avenue, Leeds, LS4 2PB

£129 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're looking for a tidy three bed in a great location then look no further!

With huge bedrooms and two bathrooms this three bed is perfect for students and professionals alike.

On the ground floor is a large modern lounge with beach laminate flooring and modern leather suites as well as an adjacent fitted kitchen with beach units and granite effect worktops. There are also two bathrooms; one shower room and a full modern bathroom with bath, shower and feature tiles.

To the front of the property is a good sized garden / patio area which is well maintained and is great for socialising through the summer!

Great location just behind Headingley stadium and with excellent transport links / walking distances to the city centre, Headingley and Hyde Park.

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;

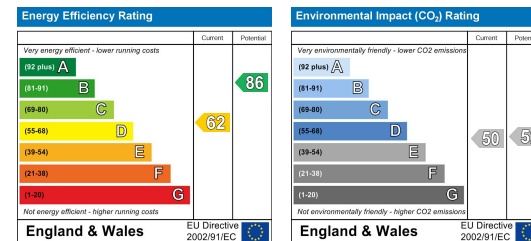
- 100% Green Electricity
- 100% Carbon Neutral Gas
- Superfast 350mb Broadband (Business grade, with no download limits)
- £6,000 insurance contents cover per person
- TV License for communal areas of property
- Water supply from Yorkshire Water

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

## Key Property Features

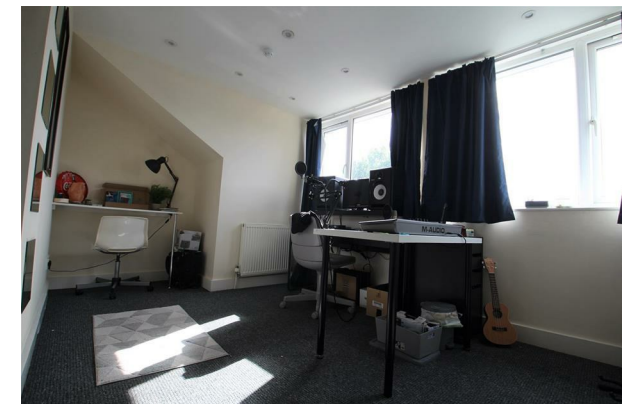
- Superfast Broadband
- Green Energy
- Close to Universities
- Close to Shops and Amenities
- Burglar Alarm
- On Street Parking
- Great Transport Links
- Huge Double Bedrooms
- Leafy Location
- Council Tax Band A

## Energy Efficiency Graph



## Hassle Free, Contactless Lettings

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



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 /sugarhouseproperties @Sugarhouseleeds