



40 St Annes Road, Leeds, LS6 3NX

£119 Per Person Per Week
Available from: 1st July 2025

VIRTUAL 360 VIEWINGS AVAILABLE

BILLS INCLUDED



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

Property Details

Full Description

This wonderfully bright and inviting property offers a fantastic opportunity for a student or professional looking for a modern and conveniently placed room share. With a modern kitchen, classy dining area and lounge complete with french doors, there is plenty of communal living space to enjoy. The maintained garden is the perfect spot for your Summer barbecues. There is also a driveway with off road parking to front of the property with room enough for up to 3 cars.

With 6 double bedrooms and all Headingley has to offer just around the corner, this property must be seen to be appreciated!

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;

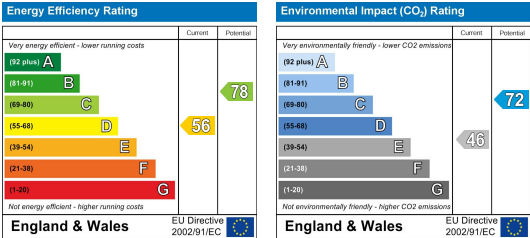
- 100% Green Electricity
- 100% Carbon Neutral Gas
- Superfast 350mb Broadband (Business grade, with no download limits)
- £6,000 insurance contents cover per person
- TV License for communal areas of property
- Water supply from Yorkshire Water

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
- Modern Kitchen
- Great Outdoor Space
- Large Living Room
- Spacious Bedroom
- Students Only
- Central Headingley Location
- Characterful Property
- Off Street Parking
- Council Tax Band E

Energy Efficiency Graph



Hassle Free, Contactless Lettings

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



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