



**40 St Annes Road, Leeds, LS6 3NX**  
**£122 Per Person Per Week**  
**Available from 1st July 2025**

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DELUXE BILLS INCLUDED!! SUPERFAST 350MB BROADBAND, GREEN GAS & ELECTRICITY, WATER, TV LICENSE, CONTENTS INSURANCE, GARDENING AND MORE! A double room available in this 6 Bed Roomshare; With double bedrooms and ample communal living space, this house is perfect for students looking for something located in central Headingley.

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

