



## 23 Beechwood View, Leeds, LS4 2LP

Available 1st July 2026 - £99 per week

A well presented, five bedroom student property located in popular Burley, close to local shops, supermarkets and transport links.

Including all appliances and furnished to a modern standard, the property includes a large lounge with sofas and traditional period features. The kitchen diner has under counter and overhead storage. Five double bedrooms are each comfortable doubles, located across four floors. There are two bathrooms, each containing a bath with shower.

On street parking is available and the property includes a private front terrace to the front.

**£2,145 Per month**

# Fletcher Properties

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Tel: 0113 210 9531  
[hello@fletcherprops.com](mailto:hello@fletcherprops.com)