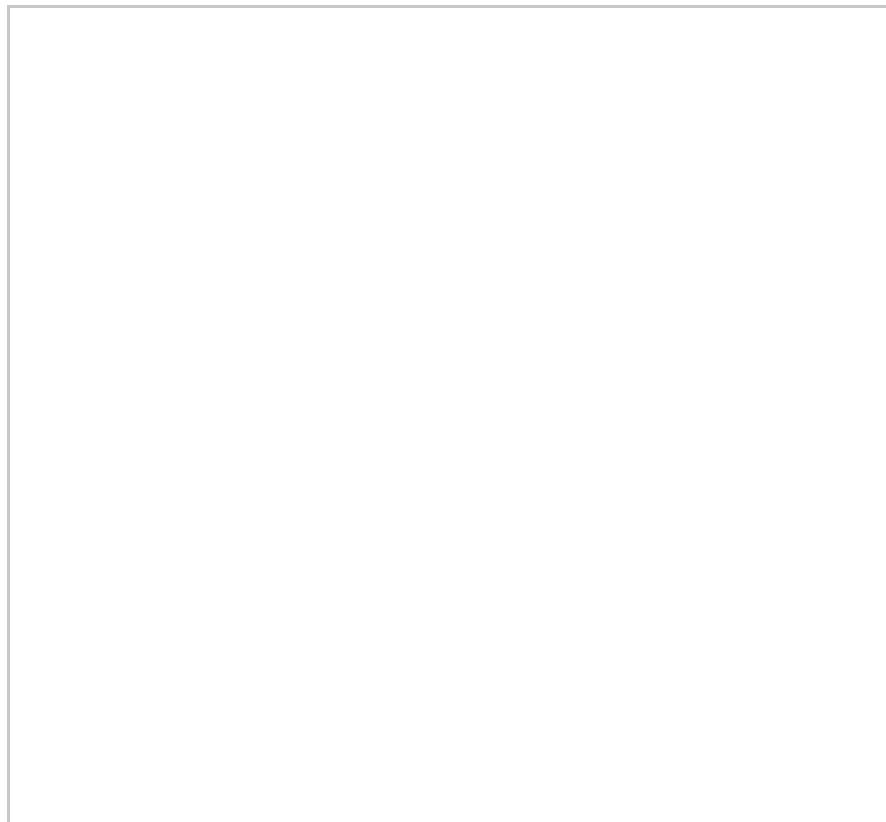




**5 Edgware Avenue**  
, Leeds, LS8 5NP  
**£850 Per month**



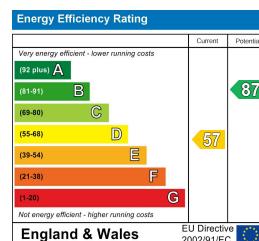
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our The Lettings Club Yorkshire (North & West) Office

on 0330 133 4919 if you wish to arrange a viewing  
appointment for this property or require further information

- Recently decorated
- Unfurnished
- Available: 2nd February 2026
- 2 large double bedrooms
- Large living room with bay window
- Separate kitchen
- Integrated hob, oven and extractor
- Front garden hood
- Close proximity to St James's Hospital
- Close proximity to Leeds city centre

A WELL PROPORTIONED TWO BEDROOM HOME WITH FRONT GARDEN - AVAILABLE: 2ND FEBRUARY 2026

We're proud to offer this larger than average two-bedroom terraced property quietly nestled on a cul-de-sac just a stones throw from local amenities, St James's Hospital and Leeds City Centre.

A look inside the property:

The property briefly comprises of a large living room with bay window and separate kitchen with access into a large storage cellar. The first floor offers a great sized double bedroom and a family sized bathroom with the second floor offering another large double bedroom and additional occasional space which could act as an office space or snug.

Externally:

Externally there is a private enclosed yard to the front of the property with space to grow plants. There is also on street parking available within the area (subject to permit).

Location:



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.