



Flat

**FLAT 8, BEECH
HOUSE 50/52
HEADINGLEY LANE,
HEADINGLEY,
LEEDS, LS6 2BW**

Per Month

£845 Per

FEATURES

- 1 Bedroom
- Hyde Park
- Gas C/H
- Flat
- Furnished Property



SJM ©
PROPERTIES

1 Bedroom Flat located in Leeds

Call us on

01132782201

phil@sjm-properties.com

sjm-properties.com

Council Tax Band

A

Lovely characterful studio style apartment with mezzanine level.

Set in the stunning Beech House mansion which sits in its own grounds just off Headingley Lane.

You open into a lobby leading to the shower room and then the main living area.

The large open space with huge picture window overlooking the front lawn of Beech House feels surprisingly intimate.

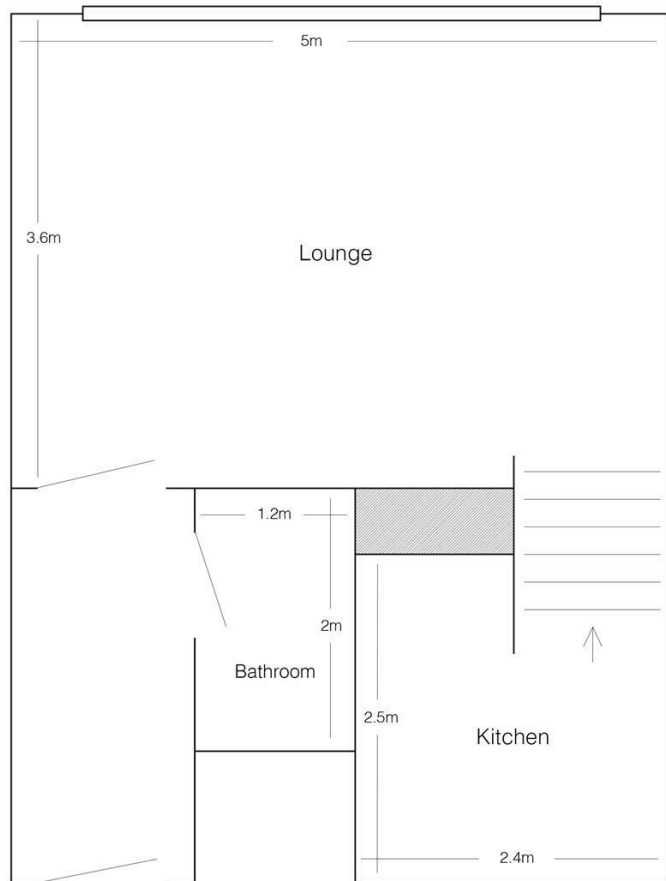
The upper level has the bedroom area with a double bed and wardrobe.

Below this you will find a surprisingly spacious modern fitted kitchen with oven, how, washing machine and a fried freezer.

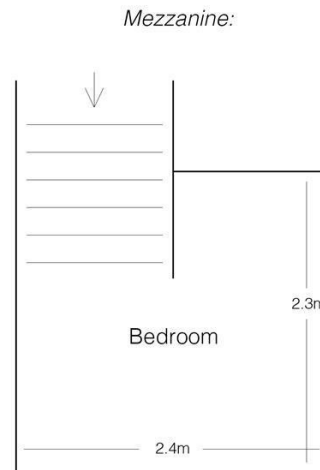
The main living area has a wood floor and is furnished with sofas.

Double glazed and gas central heated throughout.

Copy and paste for video - <https://www.youtube.com/watch?v=pSRj3JRLM6c&list=PLtPtWnm1C1-xv4tYo2eJNUBW8i6LnFrc&index=19>



8 Beech House
(drawing not to scale)



Energy Efficiency 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	68	74
EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

SJM [©]
PROPERTIES