



## 2 Hesse Avenue, Leeds, Yorkshire, LS6 1EF

AVAILABLE 1st JULY 2026

£110 per person per week.

Recently refurbished, this four bedroom house is ideal for students.

With a stunning modern kitchen and a large living room, the property comes fully furnished and includes a private rear terrace and on-street parking.

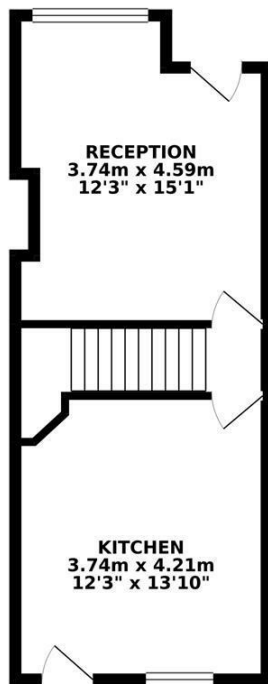
Hesse Avenue is located in the heart of the bustling Hyde Park area, which has become a favourite for student tenants. Less than three quarters of a mile from Leeds University and city centre facilities, with bars and restaurants conveniently located within a short walk.

- Ideal for Students
- Private Terrace
- Recently Refurbished
- Four Bedrooms
- Popular Location
- Fully Furnished

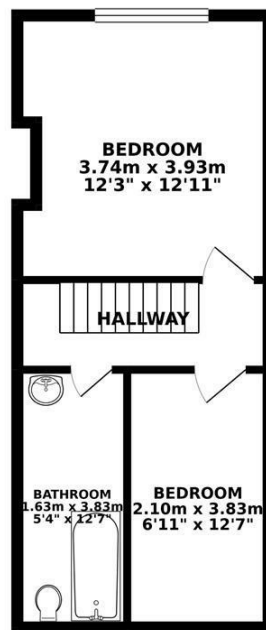
**£400 Per week**

[www.fletcherprops.com](http://www.fletcherprops.com)

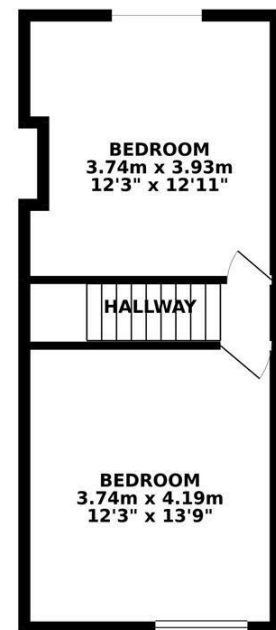
GROUND FLOOR 35.38 sq. m.  
( 380.81 sq. ft. )



1ST FLOOR 33.64 sq. m.  
( 362.12 sq. ft. )



2ND FLOOR 33.64 sq. m.  
( 362.12 sq. ft. )



TOTAL FLOOR AREA : 102.66 sq. m. ( 1105.05 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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			
		55	74
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
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			
		47	67
England & Wales		EU Directive 2002/91/EC	