



ST ANNS CLOSE, LEEDS, LS4 2SF, £1,550 PCM

*** 4 Bed House – Headingley, Leeds *** Located in a quiet residential suburb of Headingley, this fantastic 4-bedroom property is ideal for a group of students or professionals looking for a quality home in a great area. Perfectly positioned for Leeds Beckett University (Headingley Campus), the property also offers excellent transport links to the city centre via nearby buses and trains. The spacious and bright living room provides a great social space, complete with a modern suite, TV stand, and coffee table. The fully fitted white gloss kitchen features a washing machine, fridge freezer, and granite-effect work surfaces, offering both style and practicality. All four bedrooms are generously sized, making this a comfortable and well-balanced home for a group of four. 4 Spacious Bedrooms Bright, Spacious Living Room with Modern Furniture Fully Fitted White Gloss Kitchen with Washing Machine & Fridge Freezer Granite-Effect Work Surfaces Excellent Transport Links to City Centre Ideal for Leeds Beckett (Headingley Campus) Students Quiet Residential Location A quality property in a great Headingley location, perfect for students or professionals seeking comfort, convenience, and style. COUNCIL TAX BAND C



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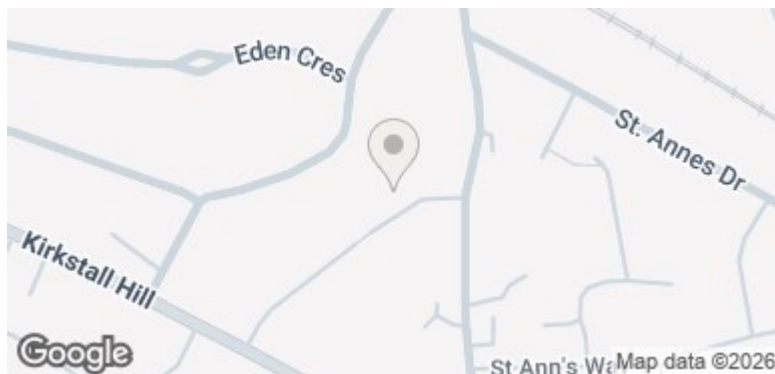
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- Shower
- Bath
- Double Beds
- Double Glazing
- Washing Machine
- Garden

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	EU Directive 2002/91/EC	75

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	71



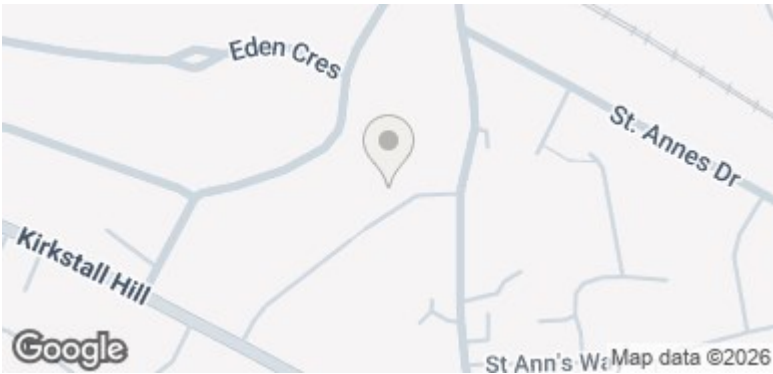
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• Parking

Energy Efficiency Rating		
	Current	Potential
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(92 plus) A		
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These particulars are intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract.