



## 48A Woodside Place, Leeds, West Yorkshire, LS4 2QU

Available 9th July 2026 - Utility Bills Included


A recently renovated, self-contained studio flat in Kirkstall.

Fully furnished and with fully fitted appliances, this property is ideal for a single person. The modern kitchen includes a full sized fridge freezer, oven and gas hob, washer dryer and ample storage. The bedroom and living area have additional wardrobe storage and the shower room includes modern units and a heated towel rail.

Gas, electricity and water are included in the rent.

Woodside Place is a residential street located off Kirkstall Road. On street parking is available and local supermarkets are less than 0.2 miles away.

**£750 Per month**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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