



Room 3, 10 Melbourne Grove, Leeds, LS13 3QX

AVAILABLE 15th January 2026

A large ensuite double bedroom in a shared house in Leeds.

The bedroom is located on the first floor and includes all furnishings. The ensuite shower room also has a toilet, sink and heated towel rail.

With all bills included this five bedroom, six bathroom house has been recently refurbished to a stylish and modern standard. A new kitchen is accompanied by a spacious living area, which leads to a basement dining and laundry room. The house also includes additional tenant storage and a secluded back yard

Melbourne Grove is a quiet residential road less than 0.5 miles from Bramley Station.

£595 Per month

www.fletcherprops.com

Fletcher Properties

Energy Efficiency Rating		Environmental Impact (CO ₂) 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	
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	

Tel: 0113 210 9531
hello@fletcherprops.com