



## 7 Argie Road, Leeds, West Yorkshire, LS4 2RD

AVAILABLE 4th March 2026

A fully furnished, two double bedroom house with a spare room/office and enclosed front yard.

Set out over three floors, this generously proportioned house comprises a modern, open plan kitchen living room with a breakfast bar and a feature brick fire surround. The two bedrooms also include attractive exposed brick wall features, whilst the added study or guest room makes this an ideal home for either students or professionals looking to work from home.

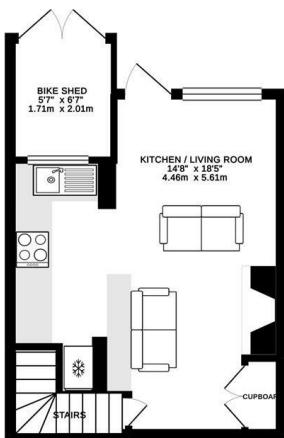
Located just off Kirkstall Road, this house is conveniently placed for bus routes into the city centre. Asda and Aldi supermarkets are less than 0.2 miles away whilst restaurants, bars and the Cardigan Fields Leisure complex are less than half a mile away.

- Bike Shed
- Office/Study
- On Street Parking
- Close to Supermarket
- Close to Transport
- Fully Furnished

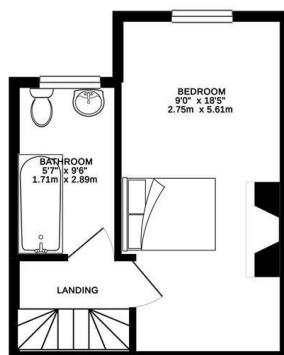
**£1,050 Per month**

# Fletcher Properties

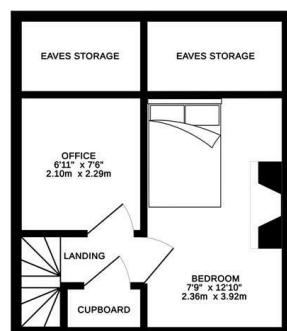
GROUND FLOOR 286 sq. ft.  
( 26.6 sq. m. )



1ST FLOOR 249 sq. ft.  
( 23.2 sq. m. )



2ND FLOOR 250 sq. ft.  
( 23.3 sq. m. )



TOTAL FLOOR AREA : 786 sq. ft. ( 73.0 sq. m. ) 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 only 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	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		
England & Wales	EU Directive 2002/91/EC	