



Room 4, 57 Beechwood Mount, Leeds, West Yorkshire, LS4 2NQ


Available 4th May 2024


A first floor room to rent within a 5 bedroom shared house in Burley. The secure room benefits from custom fitted furniture including a desk and TV, double bed and large wardrobe.

The house includes a recently refurbished modern kitchen, a living room and two bathrooms. All bills, including broadband and a communal cleaner, are included in the rent.

On street parking is available, and Burley Park station is less than 0.2 miles away.

£450 Per month

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

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|---|-----------|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | | |
| England & Wales | | EU Directive 2002/91/EC  | |