



## Top Room, 27 Highbury Road, Leeds, Yorkshire, LS6 4EX

AVAILABLE 15th May 2024

Located in popular Meanwood, this large double bedroom with ensuite WC occupies the top floor of a four bedroom shared house. The room offers a fantastic view across the local area which provides easy access to bars, restaurants and Waitrose & Aldi supermarkets.

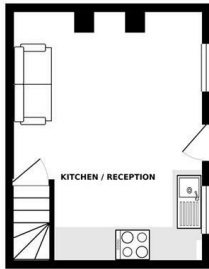
The house is fully furnished, offering one house bathroom and a second WC. On street parking is available outside and regular buses depart from nearby Meanwood Road. There is also access to a private garden and bike shed outside.

- Top Floor
- Room in a Shared House
- Ensuite Bathroom
- Bike Storage
- On Street Parking
- Open Plan

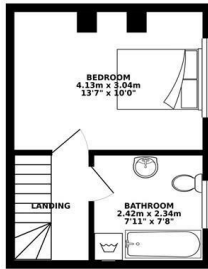
**£450 Per month**

[www.fletcherprops.co.uk](http://www.fletcherprops.co.uk)

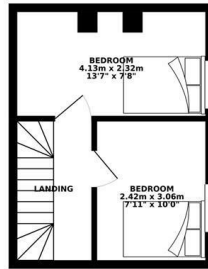
GROUND FLOOR 22.22 sq. m.  
(239.19 sq. ft.)



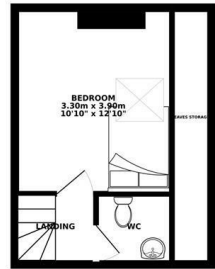
1ST FLOOR 22.22 sq. m.  
(239.17 sq. ft.)



2ND FLOOR 22.22 sq. m.  
(239.17 sq. ft.)



3RD FLOOR 22.22 sq. m.  
(239.17 sq. ft.)



TOTAL FLOOR AREA : 88.88 sq. m. ( 956.69 sq. ft. ) 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 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) <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>			
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) <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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	