



MASTER 1st floor bedroom, 27 Highbury Road, Leeds, Yorkshire,

AVAILABLE 1st of June 2024

A double bedroom in a four bedroom shared house in Headingley/Meanwood.

Located conveniently between Headingley and Meanwood, this double bedroom on the first floor of a four bedroom shared house offers easy access to bars, restaurants and Waitrose and Aldi supermarkets.

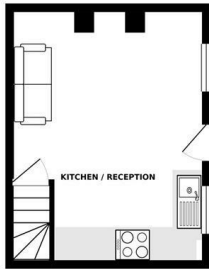
The house is fully furnished, offering one house bathroom and a second WC. On street parking is available outside and regular buses depart from nearby Meanwood Road. There is also access to a private garden and bike shed outside.

- Room in a Shared House
- Double Bedroom
- Fully Furnished
- Communal Cleaner
- On Street Parking
- Bike Storage

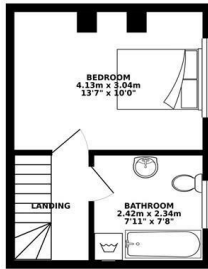
£450 Per month

www.fletcherprops.co.uk

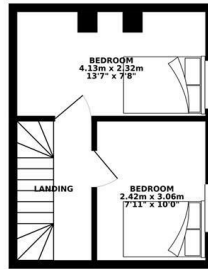
GROUND FLOOR 22.22 sq. m.
(239.19 sq. ft.)



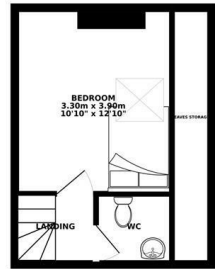
1ST FLOOR 22.22 sq. m.
(239.17 sq. ft.)



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) 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	

Environmental Impact (CO ₂) Rating		Current	Potential
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	