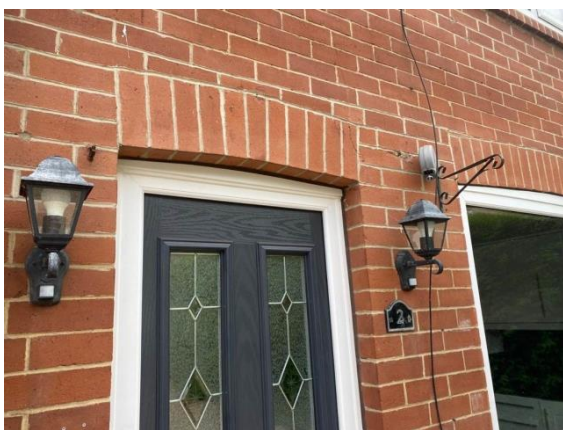


Lets Live Leeds

www.letsliveleeds.com



Sunnyside Road

, Bramley, LS13 4DS

Rental £1,100 pcm

3 bedroom Semi Detached House available 15 September 2026

Regent House, 2 Regent Road, Horsforth, LS18 4NP
alix.newton-letslive!@home.letmc.com

0113 887 8605

Opening Times

Mon 09.00 - 18.00; Tues 09.00 - 18.00
Wed 09.00 - 18.00; Thurs 09.00 - 18.00
Fri 09.00 - 18.00; Sat 10.00 - 16.00; Sun Closed

* Unfurnished

Situation

Let's Live Leeds are proud to present this 3-bedroom property in LS13 situated in a highly convenient location. This fantastic home offers excellent access to the Ring Road and benefits from a Morrisons supermarket just a short walk away, making it ideal for commuters and families alike. Key Features: Gravelled driveway and off street parking Welcoming hallway and spacious sitting room Open-plan kitchen diner to the ground floor with a dishwasher 2x spacious sized bedrooms and 1x room perfect for an office/playroom Available 15/09/2026 Rent £1100pcm Deposit £1100 EPC - C Council Tax Band - B HALLWAY A welcoming hallway, decorated in neutral tones with decorative coving, providing access to the sitting room and staircase to the first floor. SITTING ROOM A spacious and inviting reception room featuring a large double-glazed bay window overlooking the front garden. Finished in neutral décor with coving to the ceiling, the room flows seamlessly into the open-plan kitchen diner. OPEN-PLAN KITCHEN DINER A bright and well-appointed kitchen diner fitted with a range of wall and base units finished in neutral tones with contrasting worktops and tiled splashbacks. The kitchen includes a stainless steel sink with drainer, integrated oven, hob with stainless steel splashback and extractor hood above. There is space for a freestanding fridge freezer and a plumbed washing machine. BEDROOM ONE A generously sized double bedroom with neutral décor, fitted wardrobes and a double-glazed window enjoying far-reaching views. BEDROOM TWO A well-proportioned double bedroom Property Ref: inst-5093

All measurements are approximate.

Further Information

The deposit required is £1,100

The landlord is willing to rent this home to Employed, Self Employed, Own Means

The landlord is willing to rent the property for a minimum of 2 Months

Creation Date: 08/07/2026

IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Lets Live Leeds, 2026. Lets Live Leeds Registered in England No. 7784430