

# Lets Live Leeds

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## Cemetery Road (Room 3)

, Beeston, Leeds, West Yorkshire, LS11 8SU

### Rental £575 pcm

Room in 1 bedroom House Share available 13 October 2025

Regent House, 2 Regent Road, Horsforth, LS18 4NP  
[alix.newton-letslivel@home.letmc.com](mailto:alix.newton-letslivel@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

\* Furnished

## Situation

LETS LIVE LEEDS PRESENTS: 113 CEMETERY ROAD ROOM 3 WITH ENSUITE AVAILABLE 13/10/25! This beautiful recently renovated house share boast 5 Spacious En-Suite bedrooms. Communal Areas are modern, spacious and refurbished to a great standard. This house share, benefits from a modern lounge and kitchen which allows plenty of communal space for all 5 lucky tenants who have the opportunity to reserve this property. Boasting a modern design and top-notch amenities, our accommodation is designed to offer you the ultimate comfort and convenience during your stay. The communal areas are stylish and airy ! perfect for coming home to after a long day at work. All rooms are decorated to a very high standard with double beds and en-suites. ALL BILLS INCLUDED!! Ample On Street Parking for those who Drive, but easy commute to the Leeds City Centre. In addition, easy transport links via bus and train stations nearby provide seamless connectivity for commuting around Leeds and exploring all that the city has to offer. Plenty of local amenities also available at your door step. Contact us today to arrange a viewing, this property is one not to be missed!

All measurements are approximate.

## Further Information

The deposit required is £300

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 6 Months

## Accommodation

Property Ref: inst-4780

Creation Date: 10/09/2025

### 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, 2025. Lets Live Leeds Registered in England No. 7784430