

Lets Live Leeds

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Throstle Nest Villa

, New Road Side, Horsforth, LS18 4LS

Rental £650 pcm

1 bedroom Studio available Now

Regent House, 2 Regent Road, Horsforth, LS18 4NP
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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: THROSTLE NEST VILLA STUDIO FLAT AVAILABLE 07/06/25! £670 pcm Studio Avail now. Furnished Council Tax included Water Included Access to the Laundry room included Heating included (timed approx. 7 hours per day) Could be suitable for a single professional. Throstle Nest Villa – Stunning Character Stone Villa, which has been lovingly converted into apartments and studios. Situated off New Road Side A65, central Horsforth. A stone's throw from Kirkstall Forge Train Station, which is 1 stop & 8 mins ride into Leeds City Centre. This spacious studio, has an open plan layout comprising of lounge, bedroom, office area and kitchen. It has ample storage and is all electric. Newly fitted kitchen boasts electric hob, under counter fridge & freezer and breakfast bar area for dining. Unusually there are some bills included with this property. Council Tax, water and limited heating are all included. The studio is fully electric and electric cards can be purchase to top up the meter. Therefor super easy pay as you go system on a low-cost tariff. There is BT open Reach or Virgin Media options for the tenant, internet would be the liability of the tenant to install and pay for. Tenants share use of a laundry room with in the basement of the villa. The property is on the second floor of this stunning character stone villa in central Horsforth. The character bathroom (shared) has a full size bath with shower over. There is private parking outside the villa and the villa benefits from a private garden to 3 sides.

All measurements are approximate.

Further Information

The deposit required is £650

The bills included in the rent are Council Tax / Rates, Gas and Water

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

The landlord is willing to rent the property for a minimum of 12 Months

Accommodation

Property Ref: inst-4172

Creation Date: 22/07/2025

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