

# Lets Live Leeds

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## Morris Lane

, Kirkstall, Leeds, LS5 3JT

## Rental £495 pcm

Room in 1 bedroom House Share available Now

Regent House, 2 Regent Road, Horsforth, LS18 4NP

[alix.newton-letslive!@home.letmc.com](mailto: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

## \* Furnished

### Situation

LETS LIVE LEEDS PRESENTS: 7 MORRIS LANE ROOM 2 AVAILABLE 03/03/25! \*\*\*ALL BILLS INCLUDED\*\*\* All bills are included: Gas, water, electricity, council tax, TV licence + UNLIMITED SUPER FAST FIBRE-OPTIC BROADBAND FORTNIGHTLY CLEANER. BEDROOM Room 2 is fully furnished and provides you with a double bed, bedside table, chest of drawers, desk and wardrobe. HOUSE Shower facility on the same floor, there is also another bathroom in the basement. Large kitchen diner with modern appliances including dishwasher. Separate living room. AMENITIES ON THE DOORSTEP • Kirkstall Retail Park (5 min walk) includes - PureGym, Foodware House, Starbuck & more. • Morrisons Supermarket (5 min walk) • Scenic locations. Easy access to the river, canal, Kirkstall Abbey and green space. • Kirkstall Bridge Inn (5 min walk) - pub with a great beer garden on the river. ACCESS LEEDS • Headingley Station (4 minute walk) - direct access by train to Leeds City Centre in 10 minutes. • Kirkstall Road and Burley Road - 2 major bus routes with regular services. \*References Required\*

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-4575

Creation Date: 26/04/2025

#### 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