



## Wetherby Grove (Room 4)

, Burley, Leeds, LS4 2JH

### Rental £395 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: 1 WETHERBY GROVE ROOMS 4 & 5 AVAILABLE NOW!! \*\*\*\*£150 CASH BACK IF YOU MOVE IN BEFORE 31ST MARCH!!\*\*\*\* \*\*\*ALL BILLS INCLUDED\*\*\* All bills are included: Gas, water, electricity, council tax UNLIMITED SUPER FAST FIBRE-OPTIC BROADBAND FORTNIGHTLY CLEANER. 2 BATHROOMS BETWEEN 6 TENANTS HOUSE Large kitchen diner with modern appliances including a washing machine Separate living room. Burley - Vibrant area for young professionals in Leeds. AMENITIES ON THE DOORSTEP Cardigan Fields Retail Park (less 5 min walk) includes - Gyms (JD & Vlrjin), Cinema, Restaurants, Climbing, Crossfit and more. Aldi Supermarket (less than 5 min walk) Lots of shops on Kirkstall Road - coffee shops, eateries, barbers, post office etc. Scenic locations. Easy access to the river and canal. ACCESS LEEDS Burley Park station (10 minute walk) - 1 stop to Leeds City Centre. Kirkstall Road and Burley Road - 2 major bus routes with regular services. Contact the office to arrange a viewing today!

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-4872

Creation Date: 03/04/2026

#### 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