



## Cemetery Road (Room 3)

, Beeston, Leeds, West Yorkshire, LS11 8SU

# Rental £565 pcm

Room in 1 bedroom House Share available 07 May 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

## \* Furnished

### Situation

LETS LIVE LEEDS PRESENTS:  
CEMETERY ROAD ROOM 3 WITH  
ENSUITE AVAILABLE 07/05/26!  
\*\*\*ALL BILLS INCLUDED – WIFI,  
COUNCIL TAX, GAS, ELECTRIC  
AND WATER!\*\*\* COMMUNAL  
CLEANER 2X A MONTH!! About this  
property: Lets Live Leeds are proud  
to present 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. All rooms are decorated to  
a very high standard with double  
beds and en-suites. Location: -Ample  
On Street Parking for those who  
drive -Easy commute to the Leeds  
City Centre -Elland Road is within  
walking distance for those Footy  
Fans out there! -Located 1.7 miles  
from Leeds Train Station This  
property is not one to be missed,  
contact us today to arrange a  
viewing!

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-4985

Creation Date: 02/04/2026

#### 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