



## Moorland Avenue

, Woodhouse, Leeds, LS6 1AP

# Rental £120 Weekly

Room in 5 bedroom Flat / Apartment available 02 July 2025

24 Headingley Lane, Leeds , , LS6 2DW  
[leeds@loc8me.co.uk](mailto:leeds@loc8me.co.uk)

0113 224 9911

### Opening Times

Mon Closed; Tues Closed  
Wed Closed; Thurs Closed  
Fri Closed; Sat Closed; Sun Closed

\* Furnished

### Situation

Prop-4749 RENT ADVERTISED IS PER PERSON PER WEEK INCLUDING BILLS - AVAILABLE JULY 2025 Get ready to experience modern, convenient, and spacious student living with this 5-bedroom property presented by Loc8me. Tailored for the 2025/2026 academic year, this residence is perfectly located just minutes away from the Business School and the vibrant Leeds city centre. This 5-bedroom flat offers an array of features to enhance your living experience. It comprises a well-equipped kitchen/diner, providing a practical space for meal preparation and shared dining. The lounge is an inviting area where you can unwind and socialise with housemates. With 5 double bedrooms, you'll have ample room for privacy and relaxation. Each bedroom is designed to cater to your comfort and productivity. The property also features bathrooms and an additional WC to accommodate your daily routines efficiently. For those who enjoy the outdoors, this property grants access to a large communal garden, offering a tranquil space for relaxation and social gatherings. Limited off-street parking is available, ensuring that your transportation needs are met conveniently. Don't miss out on the opportunity to secure this modern 5-bedroom student property for the 2025/2026 academic year. Contact Loc8me today to schedule a viewing and experience firsthand the convenience, style, and quality of living that await you. Your journey to an exceptional student experience begins here. Rent advertised includes bills. Enjoy hassle-free living with loc8me's all-inclusive package! Covering all your essential bills - gas, electric, Property Ref: inst-20385

All measurements are approximate.

### Further Information

The deposit required is £750

The bills included in the rent are Electricity, Gas and Water

The landlord is willing to rent this home to Employed

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

### Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(10-15) A		
(16-20) B		
(21-25) C		
(26-30) D		
(31-35) E		
(36-40) F		
(41-45) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Creation Date: 07/05/2025

#### 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 © Orange Living Limited, 2025. Orange Living Limited Registered in England No. 06537787