



# St Ann's Place

, Kirkstall Lane, Kirkstall, Leeds, LS5 3LF

## Rental £175 Weekly

2 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-4713 RENT ADVERTISED IS PER PERSON INCLUDING BILLS - AVAILABLE JULY 2025 Modern 2 Bedroom Student Apartment in Kirkstall - Available for 2025/2026 Loc8me is delighted to present this recently refurbished 2-bedroom student apartment in the vibrant Kirkstall area. Offering easy access to Headingley train station, local shops, amenities, and close proximity to Leeds Beckett University, this apartment is perfectly tailored for your student needs. This thoughtfully designed 2-bedroom apartment comprises an open-plan lounge/kitchen diner, where you can relax, cook, and entertain with ease. The modern kitchen is equipped with everything you need to prepare meals and enjoy social gatherings with friends. With two bedrooms at your disposal, you and your roommate will have comfortable and private spaces to study and unwind. The ensuite shower room and additional bathroom provide convenience and comfort for your daily routines. Plus, a utility room adds to the practicality of this apartment. This lovely home has undergone a recent high-standard refurbishment within the last 12 months, ensuring that you'll be living in style and comfort throughout the academic year. The apartment proudly boasts an Energy Performance Certificate (EPC) rating of D, reflecting its commitment to energy efficiency and sustainability, which benefits both your comfort and the environment. Don't miss the opportunity to secure this modern and beautifully refurbished 2-bedroom student apartment for the 2024/2025 academic year. Contact Loc8me today to schedule a viewing and experience firsthand the Property Ref: inst-20409

All measurements are approximate.

## Further Information

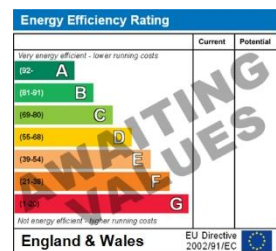
The deposit required is £300

The landlord is willing to rent this home to Employed, Self Employed, Unemployed, Student, Own Means, Retired, Company, Council

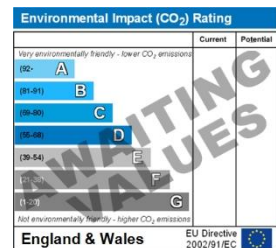
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

## 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.



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.



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: 13/12/2024

## 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, 2024. Orange Living Limited Registered in England No. 06537787