



# Moorland Avenue

, LS6 1AP

## Rental £130 Weekly

4 bedroom Flat / Apartment available Now

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

**1 ROOM LEFT!! RENT ADVERTISED IS PER PERSON INCLUDING BILLS - AVAILABLE JULY 2024** Discover modern and convenient student living with this 4-bedroom furnished property offered by Loc8me. Located just minutes away from Leeds School of Business and the vibrant city center, this residence promises an ideal student experience. Spanning two floors, this property offers an open-plan kitchen/lounge, creating a welcoming and functional space for cooking, dining, and relaxation. The open layout encourages social interactions with housemates and friends, making it a hub for memorable moments. With four bedrooms, each thoughtfully furnished, you'll find ample space for both privacy and productivity. The property also includes a bathroom, ensuring that your daily routines are efficient and comfortable. For those who appreciate the outdoors, the property provides access to a large communal garden, offering a tranquil setting for relaxation and gatherings. Limited off-road parking is also available, ensuring your transportation needs are met conveniently. The property's commitment to energy efficiency is reflected in its Energy Performance Certificate (EPC) rating of C, prioritizing your comfort while being environmentally responsible. Don't miss out on the opportunity to secure this modern 4-bedroom student property for your next 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. ( NOT INCLUDING COUNCIL TAX )  
Property Ref: inst-16908

All measurements are approximate.

### Further Information

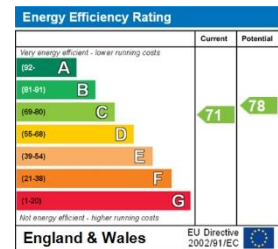
The deposit required is £150

The landlord is willing to rent this home to Employed

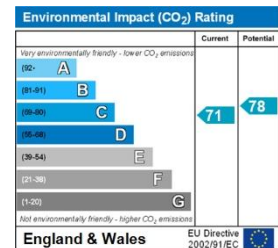
The landlord is willing to rent the property for a minimum of 9 Months and a maximum of 12 Months

### 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: 29/07/2024

### 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