



# Cardigan Road

, Headingley, Leeds, LS6 3AG

## Rental £140 Weekly

4 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-4689 RENT ADVERTISED IS PER PERSON PER WEEK INCLUDING BILLS - AVAILABLE JULY 2025 \*Photos used are of a similar property\* Loc8me is delighted to present this modern and stylish 4-bedroom student home, perfect for those seeking convenience and comfort. Situated just a stone's throw away from Headingley, this ground floor residence offers an array of desirable features that make it an ideal choice for students. Key Features: Convenient Location: This student home boasts a prime location, providing easy access to all the amenities and attractions that Headingley has to offer. Whether you're looking for shops, restaurants, or entertainment, it's all just minutes away. Open-Plan Living: The ground floor layout features an open-plan kitchen and lounge area, creating a spacious and inviting atmosphere. The kitchen comes equipped with modern appliances, making meal preparation a breeze. Comfortable Bedrooms: The property includes well-proportioned double bedrooms, ensuring you have a cozy and private space to relax and unwind. Bathroom with Shower Over Bath: The bathroom is designed for both convenience and functionality, featuring a shower over the bath, offering the option of a quick shower or a leisurely soak. Patio Area: For those who enjoy some outdoor space, a patio area is available, providing an ideal spot for fresh air and relaxation. Limited Parking: The property offers limited parking options both at the front and rear, ensuring you have a secure place to park your vehicle. Energy Efficiency: The property has an Energy Performance Certificate (EPC) rating of D, indicating its commitment to Property Ref: inst-20318

All measurements are approximate.

## Further Information

The deposit required is £600

The landlord has requested to include The rent is to include Broadband, TV Licence, Gas, Electricity, Water, and Contents Insurance which is capped at £25 per person, per week.

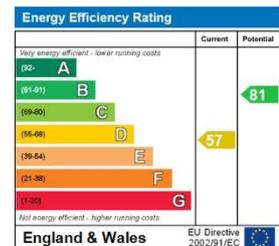
The bills included in the rent are Electricity, Gas and Water

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

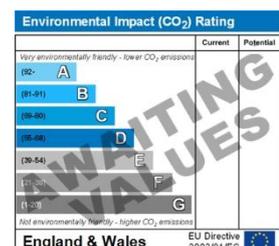
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

## 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.



Creation Date: 15/05/2025

## 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