

# Regent Park Avenue

, LS6 2AU

## Rental £105 Weekly

5 bedroom House available 01 August 2024

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

RENT ADVERTISED IS PER PERSON EXCLUDING BILLS - AVAILABLE JULY 2024 Prepare for a fantastic student living experience with this modern 5-bedroom furnished property, exclusively offered by Loc8me for the 2024/2025 academic year. Perfectly situated just minutes away from Hyde Park and the lively Leeds city center, this residence promises both convenience and style. Recently refurbished, this property exudes contemporary charm and functionality. With 5 double bedrooms, you and your housemates will have plenty of space to call your own. Each bedroom is designed to provide a comfortable and private environment for studying and relaxation. The property features one main bathroom, equipped for your daily routines, and an additional shower cubicle for added convenience during busy mornings. The well-appointed kitchen and spacious living room serve as central gathering spaces for shared meals and quality time with friends. An Energy Performance Certificate (EPC) rating of E is indicative of the property's commitment to energy efficiency, ensuring your comfort while also being environmentally responsible. This property is exclusively available to students, making it the ideal choice for those seeking a student-focused living experience. Don't miss out on the opportunity to secure this modern 5-bedroom student property for the 2024/2025 academic year. Contact Loc8me today to arrange a viewing and experience firsthand the convenience, style, and quality of living that await you. Your journey to an exceptional student experience begins here.

Property Ref: inst-16920

All measurements are approximate.

## Further Information

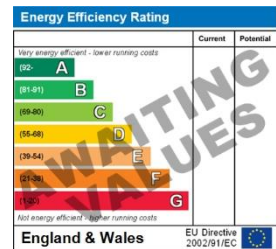
The deposit required is £750

The landlord is willing to rent this home to Employed

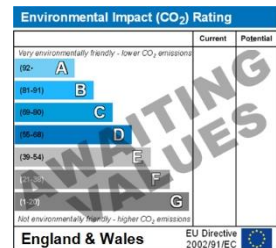
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

## 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 (CO2) 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 (CO2) 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