



# St Michaels Lane

, Woodhouse, Headingley, LS6 3HS

## Rental £177 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-4684 RENT ADVERTISED IS PER PERSON PER WEEK INCLUDING BILLS - AVAILABLE JULY 2025 Searching for the perfect student accommodation for the 2025/2026 academic year? Your search ends here! This furnished 2-bedroom property offers an ideal location in Central Headingley, within walking distance of the area's vibrant bars and restaurants and a stones throw from Headingley Stadium. Free off street parking adds to the convenience of this modern property. Inside, you'll find an open-plan lounge/kitchen diner, creating a versatile space for cooking, dining, and relaxation. The bathroom includes a shower over the bath, providing a comfortable and efficient way to start or end your day. The property features two decently sized bedrooms, ensuring ample space and comfort for you and your housemate. There's no doubt you'll be living in style and comfort for the duration of your stay. An Energy Performance Certificate (EPC) rating of D reflects the property's commitment to energy efficiency and your comfort. Don't miss out on the opportunity to secure this modern and well-located 2-bedroom student property for the 2025/2026 academic year. Contact us 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. Rent advertised includes bills. Enjoy hassle-free living with loc8me's all-inclusive package! Covering all your essential bills - gas, electric, water, TV licence, broadband and contents insurance, so you'll have peace of mind in your home. Plus, for every household that signs up, we're partnering with Property Ref: inst-20335

All measurements are approximate.

## Further Information

The deposit required is £300

The landlord has requested to include The rent is to include Broadband, TV Licence, Gas, Electricity, Water, Contents Insurance, loc8me community card - local discounts, exclusive giveaways, events & parties which is capped at £45 per person per week.

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.

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			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Creation Date: 15/12/2024

## 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