



## St Ann's Court

, 137 Kirkstall Lane, LS5 3LF

# Rental £260 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

2-Bedroom Flat – Available July 2025 £175 per person per week (including bills) | £130 per person per week (excluding bills) Location: Kirkstall Property Reference: 4735 To Enquire, Please Call - 01132249911 Key Features: Recently refurbished 2-bedroom, 2-bathroom student apartment Available to Students from 02/07/2025 - 30/06/2026 Spacious open-plan lounge/kitchen diner designed for modern student living Two double bedrooms, one with ensuite shower room for added privacy Fully furnished with all essential furniture, including a TV Separate main bathroom and convenient utility room Stylish and high-standard refurbishment completed within the last 12 months Excellent location near Headingley Train Station, shops, and amenities Great access to Leeds Beckett University and transport links into Leeds Energy Performance Certificate (EPC) Rating: C Council Tax Band: B Call us today to secure a viewing slot - 01132249911 Eco-Friendly Bonus: One tree planted for every household that signs up, in partnership with Ecologi Unique URL provided to track your tree for life More info: <https://ecologi.com/capgemini> Contact Loc8me today to arrange a viewing and secure this recently refurbished student apartment in Kirkstall for 2025.

### Accommodation

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.

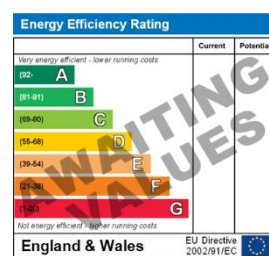
The bills included in the rent are Electricity and Water

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

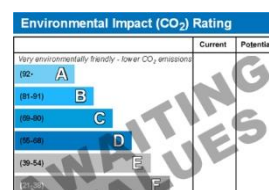
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

### 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.



Property Ref: inst-20401

Creation Date: 08/05/2025

#### 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