



# St Ann's Court

, 137 Kirkstall Lane, LS5 3LF

## Rental £175 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

RENT ADVERTISED IS PER PERSON INCLUDING BILLS - AVAILABLE JULY 2025 prop-4735 Recently Refurbished 2 Bedroom Student Apartment in Kirkstall This two-bedroom apartment located in the Kirkstall area is ideal for those seeking a convenient and comfortable living arrangement, this apartment is perfectly located with easy access to Headingley train station, shops, amenities, and in close proximity to Leeds Beckett University. A perfect apartment for the modern student lifestyle - including an open-plan living room/kitchen. Whether you're relaxing or whipping up a meal, this area provides both functionality and comfort. You'll find two bedrooms, ensuring ample space for privacy and productivity. One of the bedrooms features an ensuite shower room, adding an extra layer of convenience to your daily routines. Additionally, there's a separate bathroom for added flexibility. A utility room is also included to streamline your living experience - great for any extra storage! This lovely home has undergone a recent high-standard refurbishment within the last 12 months, ensuring that you'll be living in style and comfort throughout your stay. The property boasts an Energy Performance Certificate (EPC) rating of C, reflecting its commitment to energy efficiency and your comfort. Don't miss out on the opportunity to secure this recently refurbished 2-bedroom student apartment in Kirkstall. 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. Rent advertised Property Ref: inst-20401

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.

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		

Creation Date: 14/12/2024

## 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