



# St Ann's Court

, Kirstall Lane, Kirkstall, 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-4729 Recently Refurbished 2 Bedroom Student Apartment in Kirkstall Loc8me is delighted to offer this tastefully refurbished 2-bedroom student apartment in the charming Kirkstall area. 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 proximity to Leeds Beckett University. This 2-bedroom apartment has been thoughtfully designed to cater to your modern student lifestyle. The open-plan lounge/kitchen diner welcomes you with a spacious and inviting atmosphere. 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. 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 Property Ref: inst-20404

All measurements are approximate.

### Further Information

The deposit required is £300

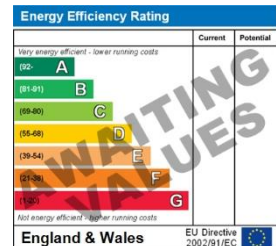
The bills included in the rent are Electricity and Water

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

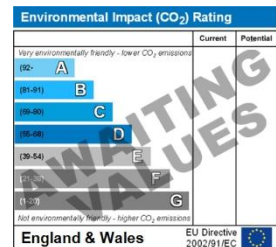
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

### 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 (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: 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