



## Moorland Avenue

, Woodhouse, LS6 1AP

# Rental £114Weekly

4 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

4-Bedroom Flat – Available July 2025 £139 per person per week (including bills) | £114 per person per week (excluding bills) Location: Near Business School & Leeds City Centre Property Reference: 4739 To Enquire, Please Call - 01132249911 Key Features: Spacious 4-bedroom student property spread over two floors Available to Students from 02/07/2025 - 30/06/2026 Open-plan kitchen/living area with modern integrated appliances Four large double bedrooms designed for comfort and study Contemporary bathroom with separate shower cubicle Fully furnished throughout, including essential furniture and TV Ideal location just minutes from the Business School and Leeds city centre Energy Performance Certificate (EPC) Rating: B 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 well-located and energy-efficient student property for 2025.

### Accommodation

All measurements are approximate.

### Further Information

The deposit required is £600

The landlord has requested to include Bill are included in the weekly rent. This includes, electric, gas, water & wifi capped at £15pppw

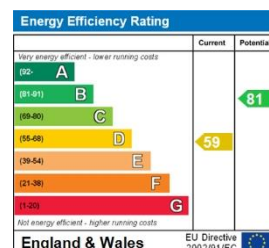
The bills included in the rent are Electricity, Gas and Water

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

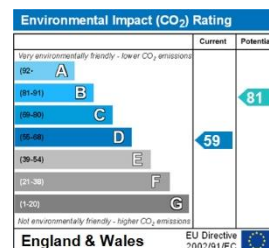
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

### 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.



The environmental impact rating is a measure of a home's impact on the environment. The lower the rating the less impact on the environment and the lower the carbon bills will be.  
Creation Date: 18/06/2025

Property Ref: inst-20376

#### 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