

## Moorland Avenue

, Woodhouse, Leeds, LS6 1AP

# Rental £145 Weekly

3 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-4744 RENT ADVERTISED IS PER PERSON PER WEEK INCLUDING BILLS - AVAILABLE JULY 2025 Discover the perfect blend of modern style and convenience with this exceptional 3-bedroom student property offered by Loc8me. Tailored for the 2025/2026 academic year, this residence is conveniently located just minutes away from the Business School and the vibrant heart of Leeds city centre. Situated on the ground floor and renovated to a high standard, this property offers an open-plan kitchen/living area complete with modern appliances. Whether you're cooking, studying, or relaxing with friends, this space provides both functionality and comfort. With three spacious double bedrooms, you and your housemates will enjoy ample room for both privacy and relaxation. Each bedroom is designed to cater to your needs, ensuring a cozy environment for studying and downtime. The convenience extends to the bathroom, which features a shower room for your daily routines. Plus, the property offers a shared large communal garden, providing an outdoor oasis for relaxation and social gatherings. Limited off-street parking is also available for added convenience. While you enjoy the modern comforts of this property, you'll appreciate its commitment to energy efficiency, as reflected in its Energy Performance Certificate (EPC) rating of D. Don't miss out on the opportunity to secure this modern 3-bedroom student property for the 2025/2026 academic year. Contact Loc8me today to schedule a viewing and experience firsthand the convenience, style, and quality of living that await you. Your journey to Property Ref: inst-20379

All measurements are approximate.

### Further Information

The deposit required is £450

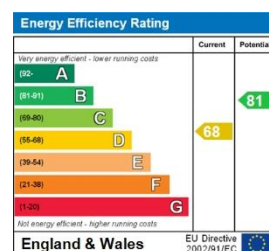
The bills included in the rent are Electricity, Gas and Water

The landlord is willing to rent this home to Employed

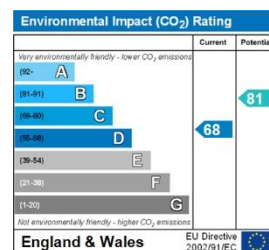
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

### 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 in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Creation Date: 01/05/2025

#### 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