



## St Anns Court

, Kirkstall Lane, Kirkstall, LS5 3LF

# Rental £120 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 £120 per person per week (excluding bills) | £165 per person per week (including bills) Location: Central Headingley Property Reference: 4741 To Enquire, Please Call - 01132249911 Key Features: Modern 2-bedroom, 2-bathroom apartment Available to Students and Professionals from 02/07/2025 - 30/06/2026 Open-plan kitchen/lounge with integrated appliances and access to the outside area Two double bedrooms, ideal for comfort and privacy Fully Furnished living areas and bedrooms come with all the essential furniture you will need, including a TV Stylish, well-equipped bathrooms Excellent location next to Headingley and Headingley Train Station Off road parking available at no extra cost, includes bike store Great access to Central Headingley along with bus and train routes 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 stylish and conveniently located apartment for 2025.

### Accommodation

All measurements are approximate.

### Further Information

The deposit required is £300

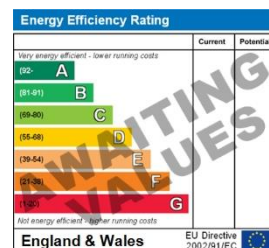
The bills included in the rent are Electricity and Water

The landlord is willing to rent this home to Employed

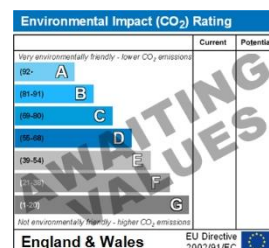
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

### 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.

Property Ref: inst-20396

Creation Date: 20/05/2025

#### 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