



Room 4, 10 Melbourne Grove, Leeds, LS13 3QX

Available 16th October 2024 - all bills included

A large ensuite double bedroom in a shared house close to Bramley Station.


The bedroom is located on the first floor and includes all furnishings. The ensuite shower room also has a toilet, sink and heated towel rail.

With all bills included this five bedroom, six bathroom house has been recently refurbished to a high spec and modern standard. A new kitchen is accompanied by a spacious living area, which leads to a dining and laundry room. The house also includes additional tenant storage and a secluded back yard

Melbourne Grove is a quiet residential road less than 0.5 miles from Bramley Station.

£575 Per month

www.fletcherprops.com

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC 