



## Room 3, 16 Vicarage Terrace, Leeds, West Yorkshire, LS5 3HL

AVAILABLE NOW

A fully furnished, double bedroom in a shared house in Kirkstall.

The bedroom includes a double bed and desk and overlooks the back garden. All bills, including a communal cleaner, are included in the rent.

The house benefits from a large living room and separate kitchen, a private rear garden, three bathrooms with one extra WC and secure bike storage.

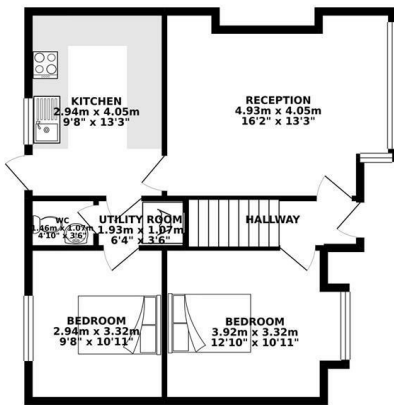
Vicarage Terrace is located less than 0.2 miles from Headingley train station, with regular bus routes towards the city centre at the end of the street. On street parking is available and Morrisons is less than half a mile away.

- Room in Shared House
- Fantastic Area
- Fully Furnished
- Private Garden
- Six Bedroom House
- Separate Kitchen

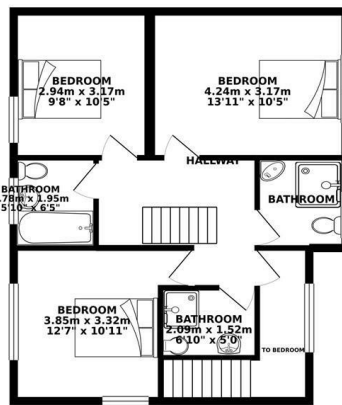
**£525 Per month**

[www.fletcherprops.com](http://www.fletcherprops.com)

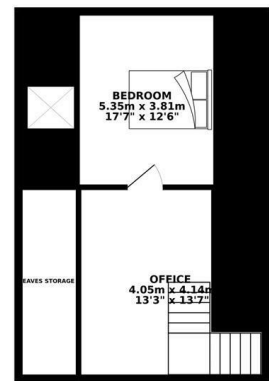
GROUND FLOOR 60.07 sq. m.  
( 646.62 sq. ft. )



1ST FLOOR 57.98 sq. m.  
( 624.05 sq. ft. )



2ND FLOOR 42.53 sq. m.  
( 457.76 sq. ft. )



TOTAL FLOOR AREA : 160.58 sq. m. ( 1728.43 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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