



## 8 Welton Grove, Leeds, Yorkshire, LS6 1ES

AVAILABLE 1st JULY 2026

£100.00 per person per week.

Lovely new house bathroom.

A five bedroom, two bathroom house in the ever popular Hyde Park area.

Fully furnished to a high standard, the property offers ideal accommodation to student tenants.

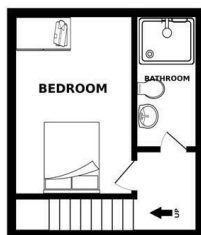
Every bedroom is a comfortable double and the property includes on-street parking and access to a

- Five Bedrooms
- Two Bathrooms
- Recently Refurbished
- Fully Furnished
- Students or Professionals
- Separate Kitchen

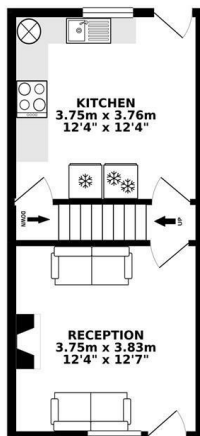
**£475 Per month**

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

**BASEMENT 16.53 sq. m.**  
( 177.89 sq. ft. )



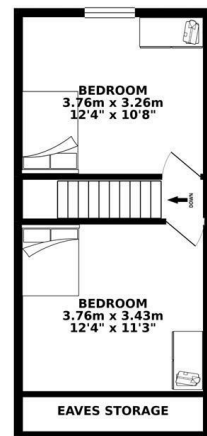
**GROUND FLOOR 31.55 sq. m.**  
( 339.56 sq. ft. )



**1ST FLOOR 31.63 sq. m.**  
( 340.46 sq. ft. )



**2ND FLOOR 31.63 sq. m.**  
( 340.46 sq. ft. )



**TOTAL FLOOR AREA : 111.33 sq. m. ( 1198.38 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 |  |                         |           |
|                                             |  | 53                      | 71        |
| 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 |  |                         |           |
|                                                                 |  | 45                      | 62        |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |