

## MASTER Room 1, 10 Melbourne Grove, Leeds, LS13 3QX

AVAILABLE 28th July 2026

A large ensuite double bedroom in a shared house in Bramley.


The ground floor bedroom and includes all furnishings. The ensuite shower room has a toilet, sink and heated towel rail.

With all bills included this five bedroom, six bathroom house has been recently refurbished to a stylish and modern standard. A new kitchen is accompanied by a spacious living area, which leads to a basement 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.

**£650 Per month**

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

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
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