

## 2nd floor rear, 18 Roman Grove, Leeds, Yorkshire, LS8 2DT

AVAILABLE 31st August 2026 - All bills included

A large, fully furnished double bedroom with a brand new en-suite bathroom to rent in Roundhay.

The house also provides a separate kitchen and shared living room, front and rear patios and on street parking.


Roman Grove is located just off Street Lane, which is full of bars, restaurants, supermarkets and regular bus access into Leeds city centre.

All bills and a monthly communal cleaner are included in the asking price.

- Room in a Shared House
- Some Bills Included
- Brand New En Suite
- Fully Furnished
- Double Bedroom
- Excellent Location

**£625 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>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
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<b>England &amp; Wales</b>		EU Directive 2002/91/EC 