



Room 2, 13 Vicarage Place, Leeds, LS5 3HJ

Available 4th August 2026 - All bills included

A second floor, en-suite double bedroom available within a three bedroom house.

With full furnishings including a double bed, large wardrobe, desk and drawers. The brand new en-suite bathroom has a shower, WC, heated towel rail and sink.

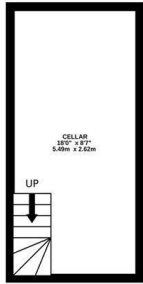
The house includes a new kitchen and a beautiful living room, a large basement and an outdoor storage area. All utilities, council tax and broadband included in the rental figure.

Vicarage Place is a quiet, cobbled street less than 0.2 miles from Headingley Train Station. On-street parking is available.

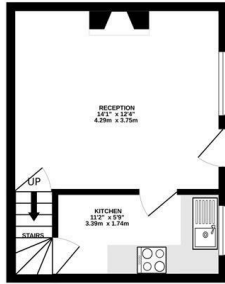
£600 Per month

www.fletcherprops.com

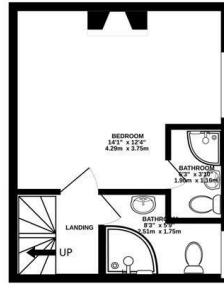
BASEMENT
155 sq.ft. (14.4 sq.m.) approx.



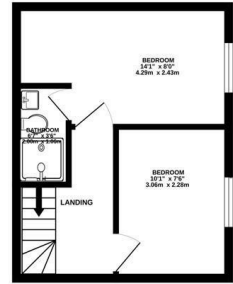
GROUND FLOOR
247 sq.ft. (23.0 sq.m.) approx.



1ST FLOOR
247 sq.ft. (23.0 sq.m.) approx.



2ND FLOOR
254 sq.ft. (23.6 sq.m.) approx.



TOTAL FLOOR AREA : 904 sq.ft. (84.0 sq.m.) 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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	