



## Room 2, 20 Glebe Avenue, Leeds, LS5 3HN

Available NOW - All bills included

A large, modern bedroom to let in a three bedroom shared house very close to Headingley Train Station. The room contains all furniture, with access to a private WC and shower.

The property has been fully refurbished in 2024 with new appliances, furnishings and decor. There is a comfortable shared living and kitchen area and secure bike storage outside.

Glebe Avenue is a quiet cobbled street within 200 yards of Headingley Train Station. On street parking is available.

**£625 Per month**

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

| Energy Efficiency Rating                                                                                                               |         |           |
|----------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|
|                                                                                                                                        | Current | Potential |
| Very energy efficient - lower running costs                                                                                            |         |           |
| (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>                                                                                                                        |         |           |
| Not energy efficient - higher running costs                                                                                            |         |           |
| <b>England &amp; Wales</b> 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) <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>                                                                                                                          |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions                                                                          |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC  |         |           |