



**Stoneacre**  
Properties

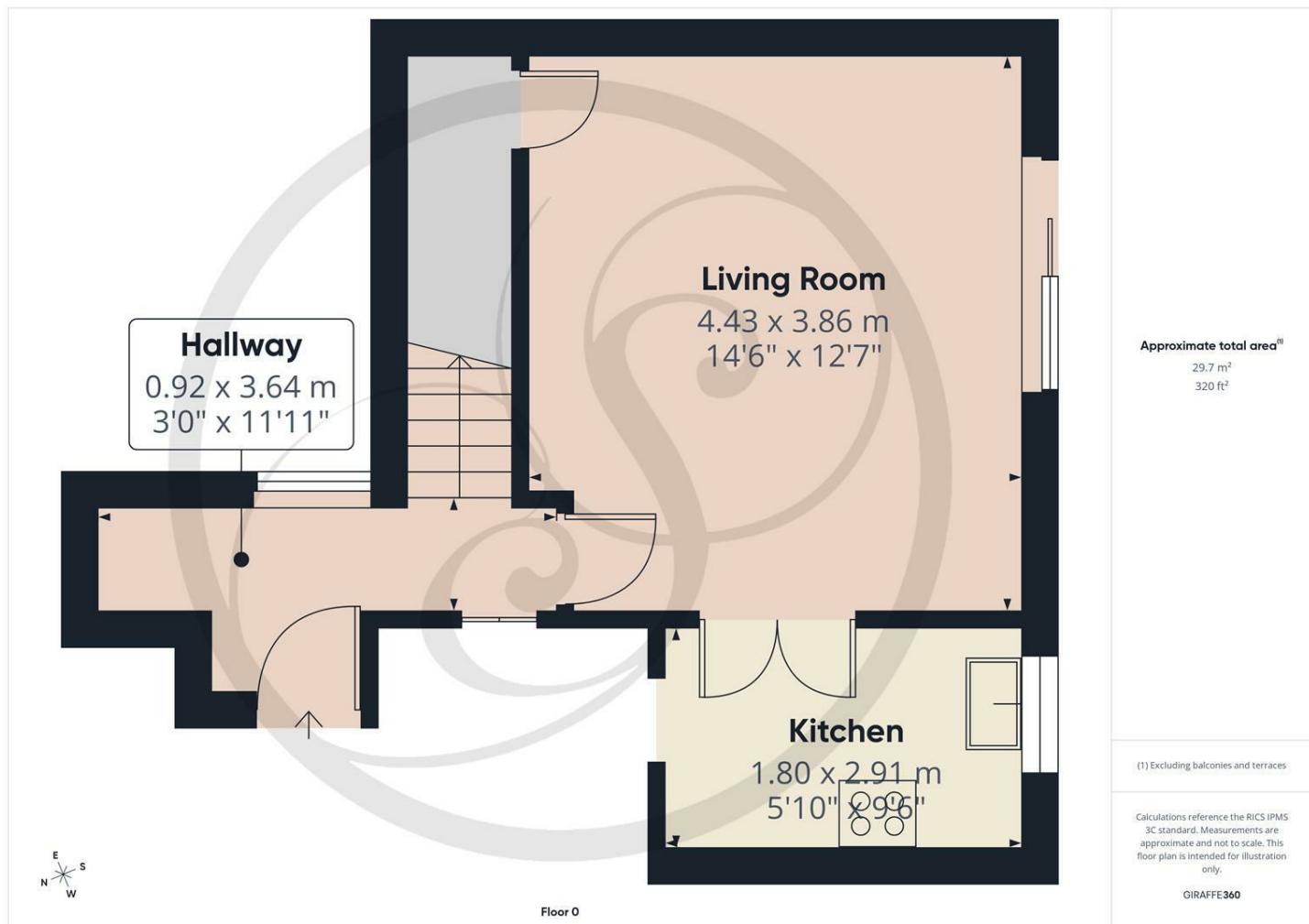


**Holborn Approach, Leeds, LS6 2PD**  
**£1,150 Per Calendar Month**

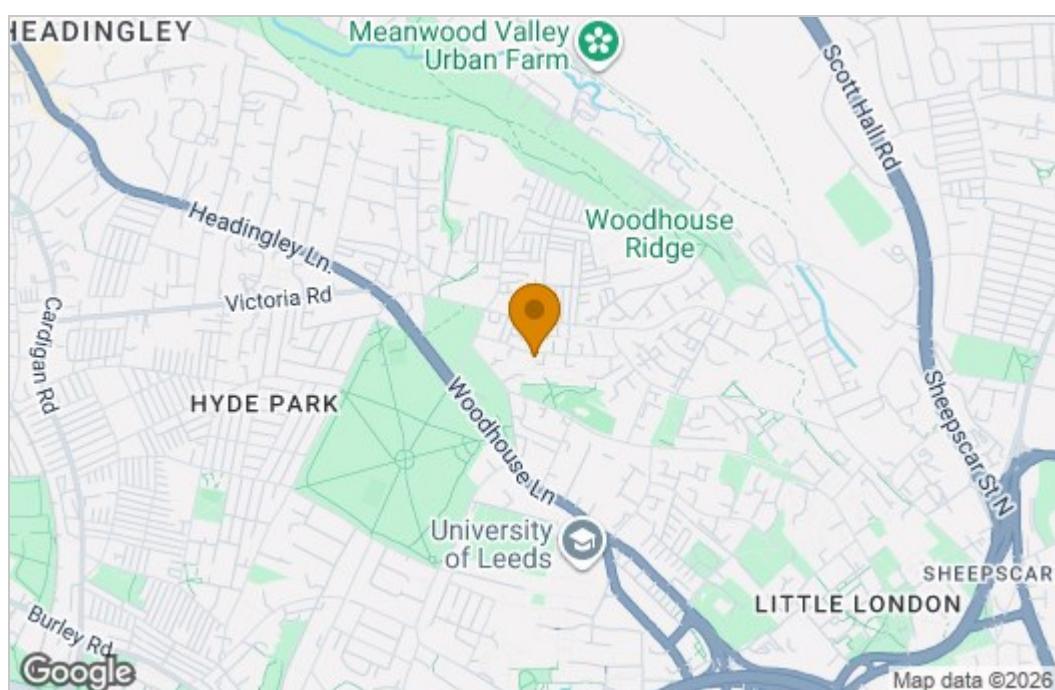
\*\*\*AVAILABLE NOW\*\*\* TWO BED, ONE BATH FURNISHED HOUSE AVAILABLE TO RENT IMMEDIATELY. The house has recently had a light refurb with redecoration throughout and upgrades to the kitchen and bathroom, offering a neutral palette alongside brand NEW CARPETS to the stairway, landing and first floor. The property also comes with a BRAND NEW BOILER, OVEN, HOB and FRIDGE FREEZER. The rear garden is the perfect sun trap which has also been landscaped with astro turf providing the perfect low maintenance garden, ideal for summer entertaining accessed from the sliding PATIO DOORS in the living room. Plenty of storage throughout house to ensure your home remains clutter free and organised. Excellent, popular location close to Universities, City Centre and local neighbourhoods such as Headingley, Meanwood and Chapel Allerton. Available to rent immediately. Council Tax Band: A. EPC: C



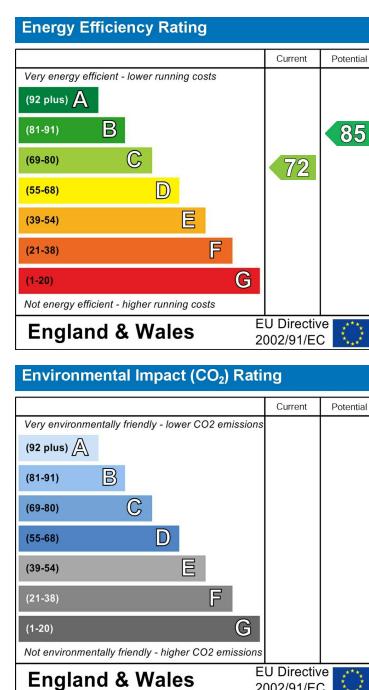
## Floor Plan



## Area Map



## Energy Efficiency Graph



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