



Granby Terrace, Leeds, LS6 3BB

£168 Per Person Per Week
Available from: 1st July 2024

VIRTUAL 360 VIEWINGS AVAILABLE



<https://www.sugarhouseproperties.co.uk>

Property Details

Full Description

Situated in the heart of Headingley, just behind the Skyrack Pub, this handsome Victorian property has just been transformed.

The full house has been gutted from top to bottom and finished to the highest standard!

Each bedroom has its own en-suite bathroom on its own floor. The ground floor is set out as an open plan lounge/kitchen space with all mod cons you could wish for.

As this property is brand new, it will go fast!

Our Bills Packages as Standard;
The property comes with a luxury bills and service package; we'll set up everything up for you and you won't have to worry about a thing. We've also picked the very best suppliers; from superfast 350MB broadband and environmentally friendly energy suppliers. Please note that the below relates to our standard packages which may vary slightly on individual properties. Any variations will be detailed during the application process.

After Pink, Green is definitely our favourite colour and we're committed to making Sugarhouse as environmentally responsible as we can. Since 2016, we've made sure that our energy is as green as we can possibly make it with our electricity 100% green (primarily from wind farms but also from the sun and sea) and with the lowest carbon emissions in the UK.

Gas is a bit more difficult, but at least 12% of our gas will be green and we hope that this will steadily increase in the future. Our green gas is created by a process using grass called Anaerobic Digestion; the grass decomposes with bacteria to produce biogas that is purified into biomethane and fed straight into the national grid. All of our Green Gas is Frack Free.

Our water is supplied by good old Yorkshire Water for us! However, we take care of any readings, organise all billing and help sort any problems that may arise.

Where available, our broadband will be provided by Virgin's Voom Fibre Broadband which reaches speeds of a whopping 350mbs! This is four times faster than other national broadband providers and is quite simply the best product bar none that is currently available on the market. Download speeds go up to 350MB, upload speeds up to 7mbs, and fault repair timescales estimated at a speedy 48 hours. It offers unlimited downloads, has fast music downloads, is great for streaming movies and also excellent for gaming. Unfortunately, there are still some properties where Virgin are unable to supply to or unable to get speeds we would normally hope to achieve. Whilst this is relatively rare, where Vivid is unavailable, we'll do our best to find an alternative that still has sufficient speed to cope with your demands.

We've selected the NUS approved insurance provider, Endsleigh (who are also used by Unipol and a number of University Providers including the University of Leeds), to provide our contents insurance. This means that not only is our cover equivalent to that provided by many of the Universities themselves but we also offer up to £6,000 of cover and, unlike many other policies, we include cover for electrical items (including laptops and mobile phones) whilst in the home as well as photography and musical equipment. We always recommend you read your policy carefully.

We offer one TV license per property for communal areas where included. If there are other TV's in your house then in some circumstances you may need to purchase additional licenses for these.

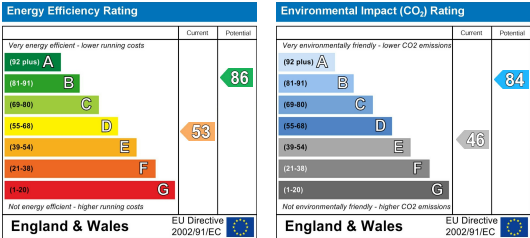
These particulars, whilst believed to be accurate, are set out as a general outline for guidance only. If in the event, any error or omission made in these particulars, the Agent or Landlord cannot be held liable as this is brochure is for information only.

Key Property Features

- NEW REFURB
- CLOSE TO SHOPS
- DOUBLE BEDROOMS
- DOUBLE GLAZING
- BURGLAR ALARM
- Washer/Dryer
- TV's in All Rooms
- Central Headingley Location
- Virtual Tour Available
- Council Tax Band B



Energy Efficiency Graph



Hassle Free, Contactless Lettings

Ask us about our 360 degree virtual viewings and digital online tenancy applications.

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