

**Granby Terrace, Leeds, LS6 3BB** 

£133 Per Person Per Week Available from: 1st July 2024

\*VIRTUAL 360 VIEWINGS AVAILABLE\*

https://www.sugarhouseproperties.co.uk

### **Property Details**

## **Full Description**

Situated within a prime location in the heart of Headingley, just behind the Skyrack Pub, this brick terrace offers three double bedrooms as well as a bonus spare room / office. On the ground floor is a tidy fitted kitchen and spacious separate lounge.

The lounge area offers stripped wood flooring, feature fireplace, plenty of storage and loads of space. All bedrooms are nicely furnished and some have original features whilst the newly fitted bathroom has travertine effect tiles and a modern walk in shower cubicle. Incredibly convenient location for the amenities and transport links of central Headingley.

### Our Bills Packages as Standard;

This 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 broadband, environmentally friendly energy suppliers and the NUS approved insurance provider, Endsleigh for contents insurance. Our bills included packages are designed to provide you with the best products whilst taking the hassle out of arranging and managing bills including all admin, readings and installations taken care of on your behalf.

Some of the key points of our chosen suppliers;

- 100% Green Electricity
- 100% Carbon Neutral Gas
- Superfast 350mb Broadband (Business grade, with no download limits)
- £6,000 insurance contents cover per person
- TV License for communal areas of property

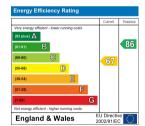
# 0113 816 0131

- Sugarhouse (Leeds) Ltd Registration Number 7594132 VAT Number 252251053 Registered Office 47 Headingley Lane, Headingley, Leeds LS6 Place of Registration England and Wales
- www.sugarhouseproperties.co.uk () /sugarhouseproperties () @Sugarhouseleeds

### **Key Property Features**

- Superfast Broadband & Green Energy
- Close to Shops
- Double Redrooms
- Spacious Kitchen
- Characterful Property
- Even Sized Bedrooms
- Modern Kitchen
- Open Plan Kitchen Living Space
- Well Maintained
- Council Tax Band A

### **Energy Efficiency Graph**



				Current	Potential
Very environments	illy friendly	lower CO2 em	vissions		
(92 plus) 🔼					
(81-91)	3				84
(69-80)	C			64	
(55-68)	D	)		04	
(39-54)		E			
(21-38)		F			
(1-20)			G		
Not environmental	ly friendly - h	igher CO2 em	isalons		

# **Hassle Free, Contactless Lettings**

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





