



Highbury Terrace, Leeds, LS6 4ET

£95 Per Person Per Week  
Available from: 1st July 2021

\*VIRTUAL 360 VIEWINGS AVAILABLE\*

**BILLS INCLUDED**



[www.sugarhouseproperties.co.uk](http://www.sugarhouseproperties.co.uk)

## Property Details

### Full Description

Lovely spacious property located just behind Shaw Lane and within a few minutes walk of Headingley high street.

The property briefly offers three large double bedrooms and a spare single room/study. There is a spacious fully fitted dining kitchen on the ground floor to the rear of the property with beech fitted units and large dining table and chairs. To the front of the house is a separate lounge with leather sofas, working fireplace and flat screen TV!

The bedrooms are spacious and nicely furnished and there is a modern bathroom on the first floor with full bath, shower and chrome fittings.

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
- Water supply from Yorkshire Water

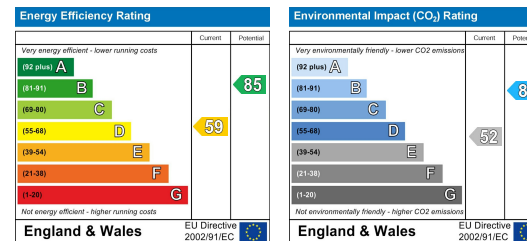
Please note our standard packages are available on almost all of our properties. Some individual properties may vary slightly. Any variations will be detailed during the application process.

## Key Property Features

- Superfast Broadband & Green Energy
- Spacious Kitchen
- Homely Feel
- Well Maintained
- Close to Public Transport
- Characterful Property
- TV Included
- Small Rear Terrace
- Spare Room
- Even Sized Bedrooms



## Energy Efficiency Graph



## Hassle Free, Contactless Lettings

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

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.



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