



Flat

# FLAT 3, 12 STANMORE ROAD, BURLEY, LEEDS, LS4 2RU

Per Month

## £825 Per

### FEATURES

- 1 Bedroom
- Burley
- Gas C/H
- Flat
- Furnished Property



**SJM** ©  
**PROPERTIES**

# 1 Bedroom Flat located in Leeds

Call us on

**01132782201**

**phil@sjm-properties.com**

**sjm-properties.com**

**Council Tax Band**

**A**

Exceptional Apartment Near Headingley Stadium

Located in a highly sought-after area close to Headingley Stadium, this exceptional apartment offers both comfort and security.

Features:

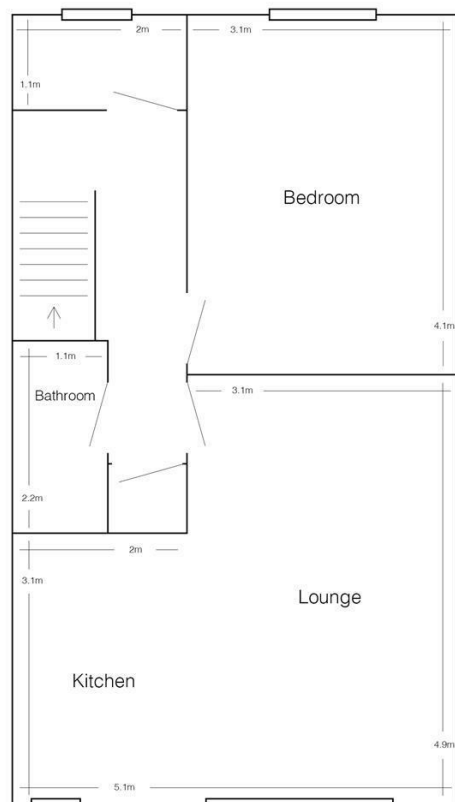
**Spacious Lounge:** A large, carpeted lounge with double glazed windows, furnished with modern sofas, providing a cozy and inviting atmosphere.

**Modern Kitchen:** A separate, fully fitted kitchen equipped with a washing machine, catering to all your culinary needs.

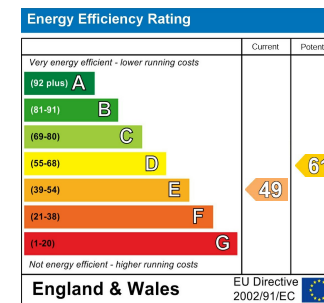
**Stylish Bathroom:** The bathroom features a large sink, modern shower bath, and W.C., combining functionality with contemporary design.

**Comfortable Bedroom:** A spacious double bedroom furnished with a double bed, fitted wardrobes, chest of drawers, desk, and chair, offering ample storage and workspace.

**Year-Round Comfort:** The property is double glazed and has gas central heating throughout, ensuring a warm and energy-efficient living environment.



Flat 3, 12 Stanmore Road  
(drawing not to scale)



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

**SJM** <sup>©</sup>  
**PROPERTIES**