



**Room 5 52 Kirkstall Avenue, Leeds, LS5 3DW**  
**£600 Per Month**



Letsby Avenue are pleased to present this beautifully presented property available to let on a room by room basis.

Please note this property is for a room only basis inclusive of all bills.

Located in the very sought after area of Kirkstall only a stone throw away from local supermarkets such as M&S and Morrisons only makes the commute to local areas more accessible for this property.

The property consists of a generously sized living room area featuring a 42inch tv, a large kitchen diner comprising of wash facilities as well as a tumble drier. Cooking facilities available include an electric hob and oven, toaster, kettle and toaster.

