



**Room 1 52 Kirkstall Avenue, Leeds, LS5 3DW**  
**£570 Per Month**

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

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.

There are 6 bedrooms in total, some of which are currently tenanted whom of which are all very friendly and sociable. Some are working

