



£650 PCM

Delph Lane, Leeds LS6 2HS

Semi-Detached House | 4 Bedrooms | 4 Bathrooms

07888722821

Golden Acre Estates
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www.goldenacreestates.co.uk



Step Inside

Main Particulars

Price: £150 per person, per room per week (all bills included)

Deposit: £750 per person

Perfect for students or sharers looking for comfort, convenience, and community.

Property Highlights

- Four large double bedrooms, each with their own private bathroom ideal for independent living and privacy
- Fully furnished rooms: double bed, wardrobe, desk & chair plug-and-play ready!
- Huge kitchen and dining area, perfect for sharing meals, social evenings, or study sessions
- Generous communal living space a great place to hang out with housemates or unwind after lectures
- Bills inclusive: gas, electricity, water, internet, etc. no hidden costs or surprise bills

Location: Hyde Park — Student & Sharer Lifestyle Hub

Living here means you're right where the action is:

- Just 5–10 minutes by bus (or a 15-minute walk) to University of Leeds, Leeds Beckett, and Trinity campuses hassle-free commute for classes.
- A vibrant community vibe with an array of cafés, pubs, and takeaways right on your doorstep from quick breakfasts to weekend eats.
- Great nightlife and social spots: Brudenell Social Club, Hyde Park Picture House, and trendy bars and venues are all nearby.
- Plenty of local shops, supermarkets, and convenience stores around for everyday essentials, plus easy access to transport links (bus & Burley Park rail station) for city-wide travel.

Perfect For...

- University students looking for a hassle-free, all-inclusive house share
- Groups of friends wanting to live together with privacy and their own bathrooms

- Sharers or young professionals wanting a convenient, ready-to-move-in property close to city centre and universities

Don't miss out on this great house share opportunity in one of Leeds' most popular postcode areas.

For viewings or more information, drop us a message or call rooms like this go fast!



Telephone: 07888722821

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