



# STUDENT FURNITURE **ESSENTIALS**

PBSA | Agent | Landlord | HMO

2025

# Rapid Replacement Service



## ↳ When things don't quite go to plan...

...like a new tenant demanding a fresh mattress, a washing machine on it's last cycle, a broken piece of furniture in need of urgent replacement, or you simply need to update an apartment with a fresh new look and fast, then you need a reactive partner like **Instore**.

We're there to plug into your business at a moments notice. With our replace and replenishment service, we'll give you peace of mind that whatever you need and no matter how quickly you need it, we'll get you sorted, taking the headache out of the procurement process.

See over for our core student lines, and to view our full range of available stock items visit [www.instoredirect.com](http://www.instoredirect.com)

For extra-robust furniture (ideal for student properties) look out for the **Instore Direct Contract Quality** sticker..



**Our service always includes free as standard and with no hidden costs:**

- ↳ Award-winning Fixflo integration
- ↳ Delivery
- ↳ Installation
- ↳ Key collection and drop-off (or direct tenant liaison)
- ↳ Removal of old
- ↳ Recycling service

# Living SOFAS



A selection of our best-selling replacement sofas.

All available in a choice of two or three seat with some in various colour and fabric options – something to suit all tenants, styles and budgets.

For our full range visit:  
[www.instoredirect.com](http://www.instoredirect.com)

Prices Exclude VAT



**Max**

**2 Seat - £290 / 3 Seat - £340**

Colours: Grey Fabric | Black PU



**Monza**

**2 Seat - £300 / 3 Seat - £350**

Colours: Grey Fabric



**Milan**

**2 Seat - £400 / 3 Seat - £450**

Colours: Grey Fabric



**Sandy**

**2 Seat - £400 / 3 Seat - £450**

Colours: Grey Fabric



**Tokyo**

**2 Seat - £400 / 3 Seat - £450**

Colours: Grey Fabric



**Colorado**

**2 Seat - £400 / 3 Seat - £450**

Colours: Grey Fabric | Tan Faux Leather



**Dallas**

**2 Seat - £400 / 3 Seat - £450**

Colours: Grey Fabric



**Reno**

**2 Seat - £450 / 3 Seat - £500**

Colours: Olive Green



**Olivia**

**2 Seat - £450 / 3 Seat - £500**

Colours: Black PU | Grey Fabric





# Living COFFEE & TV



A small selection of our best-selling replacement coffee tables and TV units – perfect for both professional & student rented accommodation.

For our full range visit:  
[www.instoredirect.com](http://www.instoredirect.com)

Prices Exclude VAT



**Milan Coffee Table**

£40

Colours: Oak | Black



**Willow Coffee Table**

£80

Colours: Black



**Harbin Coffee Table**

£100

Colours: White | Walnut



**Senna Coffee Table**

£100

Colours: Black



**Pebble Coffee Table Nest**

£100

Colours: Black & White



**Tufnel Coffee Table**

£100

Colours: Oak



**Harbin Open TV Unit**

£120

Colours: White | Walnut | Grey | Black



**Sydney TV Unit**

£150

Colours: Black



**Harbin TV Unit**

£180

Colours: Walnut | Grey & White |  
Black Ash | Sonoma Oak



# Dining SETS & TABLES



Here are just a few of our best-selling tables and dining sets that are proving popular for student properties this year.

We stock a wide range of dining furniture to suit different tastes and budgets.

For our full range visit:  
[www.instoredirect.com](http://www.instoredirect.com)

Prices Exclude VAT



### Santorini

**4 Seat Dining Set - £370**

Table Colours: Black | White



### Ivy

**4 Seat Dining Set - £400**

Table Colour: Black



### Aspen

**4 Seat Dining Set - £400**

Table Colour: White



### Santorini

**2 Seat - £100 / 4 Seat - £130**

Table Colours: Black | White



### Ivy

**2 Seat - £160 / 4 Seat £170**

Colours: Black



### Aspen

**2 Seat - £160 / 4 Seat £170**

Colours: White



### Aston

**4 Seat £170**

Colour: Walnut



### Louis

**2 Seat- £180 / 4 Seat £220**

Colour: White



### New York Bar Table

**4 Seat £220**

Colour: Walnut



# Dining CHAIRS & BAR STOOLS



We have a large selection of chairs and bar stools, from the modern styled Jazz dining chair with its contemporary crisp linen fabric to the sturdy and industrial metal and wood stylings of the New York dining chair and bar stool.

For our full range visit:  
[www.instoredirect.com](http://www.instoredirect.com)

Prices Exclude VAT



**Aspen**  
Dining Chair - £60  
Colours: Grey | Black | White



**Lara**  
Dining Chair - £60  
Colours: Grey



**Ramona**  
Dining Chair - £60  
Colours: Rust | Olive | Graphite



**Lola**  
Dining Chair - £60  
Colours: Green | Grey



**Levi**  
Dining Chair - £60  
Colours: Black | Grey



**New York**  
Dining Chair - £75  
Colours: Black/Walnut



**Foundry**  
Bar Stool - £60  
Colours: Black/Oak



**Rio**  
Bar Stool - £70  
Colours: Black | White



**New York**  
Bar Stool - £80  
Colours: Walnut/Black



# Bedroom BED FRAMES



Our biggest selling bed frames include the sturdy and durable Soho & Eaton metal frames with reinforced side-rails, ideal for student rentals.

Our Berlin and Lucca wooden fabric frames, with their wooden slatted bases offer a more comforting option with their sprung-slatted bases.

For our full range visit:  
[www.instoredirect.com](http://www.instoredirect.com)

Prices Exclude VAT



### Soho Bed Frame

**Small Double / Double £200**

Colours: Silver



### Eaton Bed Frame

**Small Double / Double £200**

Colours: Black | Grey



### Berlin Bed Frame

**Small Double / Double £180**



### Lucca Bed Frame

**Single £190 / Double £200 / King Size £280**

Colours: Grey | Beige

# Bedroom DIVAN BASES



Divan bed bases are durable and a great value option for a bed. They are available in various split configurations for where space and access is an issue.

All our divan bases come with swivel castors and fittings for headboards. \*

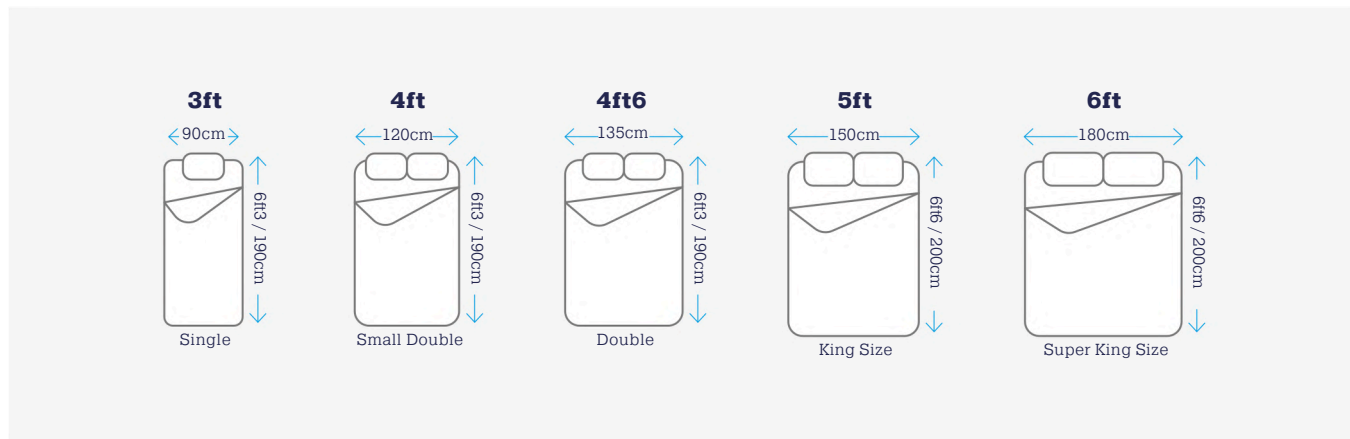
We sell either base only or as a set with mattress depending on preference. \*

\*See page 10

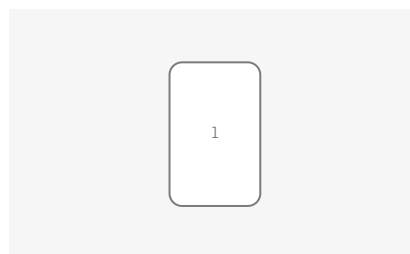
For our full range visit:  
[www.instoredirect.com](http://www.instoredirect.com)

\*Prices Exclude VAT

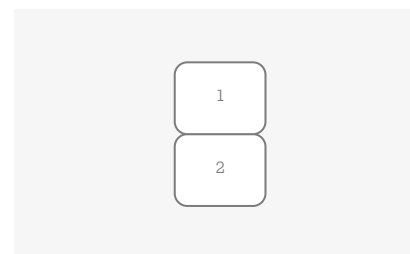
## Size options



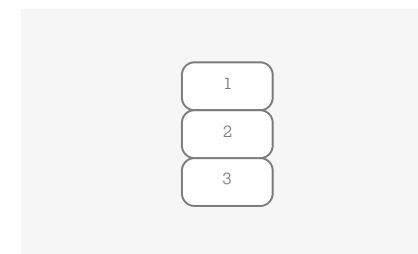
## Base options



**1 piece**  
3ft



**2 split**  
3ft | 4ft | 4ft6 | 5ft



**3 split**  
4ft | 4ft6 | 5ft



# Bedroom MATTRESSES

↘  
Our best-selling Cambridge\* is a soft- sprung deep quilt mattress. With a layer of memory foam on one side, our Memory\* mattress offers the best of both worlds.

The Nautilus is a Crib 5 mattress with open coil spring system and special waterproof covering, and our mattress-in-a-box, the Venus, is pocket-sprung with a layer of memory foam - a perfect solution for where space and access is tight.

For our full range visit:  
[www.instoredirect.com](http://www.instoredirect.com)

Prices Exclude VAT

## Mattress options



**BEST  
SELLER**

### Cambridge Mattress

3ft - £100 / 4ft - £120  
4ft6 - £120 / 5ft - £160



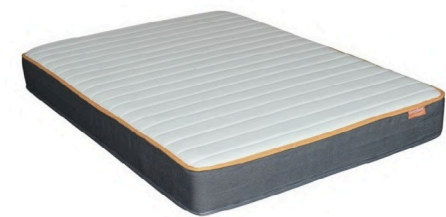
### Memory Mattress

3ft - £140 / 4ft - £170  
4ft6 - £170 / 5ft - £230



### Nautilus Mattress

3ft - £120 / 4ft - £160  
4ft6 - £160 / 5ft - £200



### Venus Mattress

4ft - £190 / 4ft6 - £190  
5ft - £230



Specialist suppliers of furniture packages  
for rental properties  
[sales@instoredirect.com](mailto:sales@instoredirect.com)  
[www.instoredirect.com](http://www.instoredirect.com)

# Bedroom DIVAN SETS



Choose your divan base and your mattress. Add a headboard to complete the look. For extra protection, add a mattress protector.

For our full range visit:  
[www.instoredirect.com](http://www.instoredirect.com)

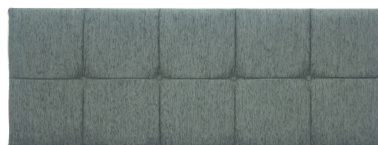
Prices Exclude VAT

## Divan set pricing – base & mattress



| Base Size           | 3ft     | 3ft     | 4ft     | 4ft     | 4ft6    | 4ft6    | 5ft     | 5ft     |
|---------------------|---------|---------|---------|---------|---------|---------|---------|---------|
| <b>Base Options</b> | 1 Piece | 2 Split | 2 Split | 3 Split | 2 Split | 3 Split | 2 Split | 3 Split |
| <b>Base Only*</b>   | £70     | £100    | £100    | £130    | £100    | £130    | £120    | £150    |
| <b>Cambridge</b>    | £150    | £200    | £200    | £230    | £200    | £230    | £250    | £280    |
| <b>Memory</b>       | £200    | £250    | £250    | £280    | £250    | £280    | £300    | £330    |

## Add a headboard & mattress protector



### Beverley Headboard

3ft - £50 / 4ft - £60 / 4ft6 - £60  
5ft - £70



### Essential Headboard

3ft - £40 / 4ft - £50 / 4ft6 - £50  
5ft - £60



### Mattress Protectors

Single - £15  
Small Double / Double - £20

# Bedroom WARDROBES, BEDSIDES & CHESTS



Finish off the bedroom look with our ranges of matching wardrobes, bedside tables and chests perfect for rental accommodation, all made from top quality materials and built to last.

[Click here for full range of Wardrobes](#)

[Click here for full range of Chests](#)

[Click here for full range of Bedside](#)

Prices Exclude VAT



## Essential Range

**Wardrobe with drawers - £180 / 4 drawer chest - £110 / 2 drawer bedside - £60**

Colours: Sonoma Oak



## Sterling Range

**Wardrobe with drawers - £200 / 3 drawer chest - £120 / 2 drawer bedside - £70**

Colours: Grey Oak | Walnut | White



## Bali Range

**Wardrobe with drawers - £250 / 2 drawer chest - £170 / Bedside - £95**

Colours: Cashmere / Graphite | Oak / Graphite



## Harbin Range

**Wardrobe with drawers - £290 / 3 drawer chest - £180 / 2 drawer bedside - £110**

Colours: Walnut | Black Ash | Black & Sonoma Oak | White | Grey

# Office & Study DESKS & CHAIRS



Functional home office solutions  
Desks and office chairs to  
suit all budgets, perfect for all home  
office and student accommodation  
needs.

Our desks and chairs are  
made from high-quality  
materials and are designed to  
be practical, ergonomic and  
comfortable to use.

[Click here for full range of  
Study Furniture](#)

\*Prices Exclude VAT



**Milan**  
**Desk £70**  
Colours: White



**Tribeca**  
**Desk £80**  
Colours: Oak



**Essential**  
**Desk £110**  
Colours: Oak



**Straten**  
**Desk £120**  
Colours: Grey



**Shannon**  
**3 Drawer Desk £190**  
Colours: Grey | White



**Nisse**  
**Desk Chair £25**  
Colours: Black



**Taurus**  
**Desk Chair £50**  
Colours: Black



**Tate**  
**Desk Chair £80**  
Colours: Black



**Eric**  
**Desk Chair £100**  
Colours: White | Black



# Kitchen APPLIANCES



Furnished means appliances too and with a wide range of washing machines, dryers, dishwashers, cookers, refrigerators and freezers to suit both your budget and your tenants needs, purchasing your appliances from Instore Direct offers piece of mind and total convenience.

[Click here for full range of Appliances](#)

Prices Exclude VAT



**Undercounter  
Fridge**  
£150



**Undercounter Fridge  
+ Ice Box**  
£150



**Undercounter  
Freezer**  
£150



**Small Fridge  
Freezer**  
£250



**Microwave**  
£70



**Medium Fridge  
Freezer**  
£300



**Washing  
Machine**  
£250



**Washer  
Dryer**  
£350



**Upright Vacuum  
Cleaner**  
£80

▸ We're not just about one-off items..

# YOUR ONE-STOP SHOP FOR ONE-OFF ITEMS AND COMPLETE FURNITURE PACKAGES.

**If you're planning a full refit – whether it's a 2-bed apartment or a 9-bed HMO –**

- we offer complete furniture packages with our usual free services - that's delivery, installation, removal of waste AND old like-for-like furniture! That applies to free-standing appliances too!

On the next page, you'll see a couple of examples, but for our latest package deals, head to our website. There, you can also use our convenient tool to create a customised package.

- Simply browse for the items you want, select your preferred quantities and colours, and click Add To Package.
- When you're done, click My Package at the top right of the page to view and check your quote.
- Submit it to us using the enquiry box below, and we'll confirm stock availability and start the process for you!



FREE DELIVERY



FREE KEY COLLECTION / DROP-OFF



FREE INSTALLATION



FREE REMOVAL OF OLD



FREE RECYCLING

# Complete Packages

## ESSENTIAL STUDENT PACK

↘  
We provide ready made and bespoke furniture package solutions to suit any budget, specification or property type.

The Essentials Furniture pack is one of our best sellers for basic rental accommodation.

[To view all our latest packages please click here.](#)

[To download our Furniture Packages brochure, please use this link.](#)

\*Prices Exclude VAT



## Inventory & Pricing



- 2 seat sofa
- Coffee table
- TV unit
- 2 seat dining set
- 4ft6 bedframe + mattress
- Wardrobe with drawers
- Bedside drawers x2



- 3 seat sofa
- Coffee table
- TV unit
- 4 seat dining set
- 4ft6 bedframe + mattress x2
- Wardrobe with drawers x2
- Bedside drawers x4

For extra bedrooms and HMO pricing, please call to discuss needs or use the **My Package** tool on the website for an instant quote

# Complete Packages INDUSTRIAL STUDENT PACK

↘  
The Industrial Furniture Package blends rugged, urban aesthetics with durability & functionality, designed for properties where a modern, industrial vibe is key.

To view all our latest packages visit [www.instoredirect.com](http://www.instoredirect.com)



## Inventory & Pricing

1 BED  
£1,840  
PACKAGE

- 2 seat sofa
- Coffee table
- TV unit
- 2 seat dining set
- 4ft6 bedframe + Memory mattress
- Wardrobe with drawers
- Bedside drawers x2

2 BED  
£2,900  
PACKAGE

- 3 seat sofa
- Coffee table
- TV unit
- 4 seat dining set
- 4ft6 bedframe + Memory mattress x2
- Wardrobe with drawers x2
- Bedside drawers x4

\*Prices Exclude VAT

For extra bedrooms and HMO pricing, please call to discuss needs or use the **My Package** tool on the website for an instant quote





# MEET THE TEAM

# Here's what some of our clients think...



The service we received was excellent from our initial enquiry right through to the fitting of the furniture. We are very impressed with the high quality of the furniture and standard of workmanship - they are even better than we could have expected.

I'd have no hesitation in recommending Instore to other potential customers.

URBANE

Instore offer a wide and varied range of furniture to suit all our business needs.

We receive excellent customer service every time.

YPP LETTINGS



I have worked in the Lettings industry for 4-5 years here in Leeds and Instore have always been synonymous with constantly providing products that meet the expected criteria of both Agents and their clients. With no hidden prices and super helpful staff who provide live updates on availability of stock, offering alternative solutions where possible.

I highly recommend Instore for all of your furniture product needs.

LINLEY & SIMPSON

We have had the pleasure of working with Instore for several years, and throughout our time, we've consistently experienced the utmost professionalism from Michala, the office staff, as well as the team on the ground delivering the goods.

We are excited to carry on working alongside them for many more years.

CENTRAL PROPERTIES



# Here's what their tenants think...



Excellent company, furniture package arranged delivered and installed hassle free thank you.

LEAH

Moved in to my new place which needed a new mattress and bed frame. Dan assisted with my bed frame and installed it quickly and efficiently.

He answered all my questions and seems like a very nice person!!

JASKIRAN

Thanks to your employees Jordan and Damon for the quick delivery and communication today, good and friendly lads and the sofa is very nice and comfortable too to round off my new apartment.

ROSS



Fantastic service and fantastic gentlemen! My daughter and missus were asleep in the same room where the new sofa was set up and they were extremely considerate and quiet during the process. Could not recommend enough!

SHAFIEA

The team, Dan and Tom, were incredibly friendly and professional throughout the entire process of delivery. They handled everything with care, ensured the furniture was placed exactly where we wanted, and made the whole experience seamless. Their positive attitude and attention to detail were truly appreciated. Highly recommended.

SHANE

Thank you Justin and Damon for the excellent customer service today, these gentlemen are an asset to your company!

HEATHER





**Address:**

Unit 2, Eagle  
Industrial Estate,  
Torre Road,  
Leeds LS9 7QL

**Free as standard:**

- ✓ Delivery
- ✓ Key Collection / Drop-Off
- ✓ Installation
- ✓ Removal of Old
- ✓ Recycling

**Get in touch:**



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