







CORNERSTONE

10 Stone Mill Way, Leeds, LS6 4RG

£1,500 Per Month



2 x  | 4 x  | 3 x  | 1 x  | D  EPC





10 Stone Mill Way £1,500 Per Month

Entrance Hallway

Accessed from the driveway/ the front of the property. The hallway is neutrally decorated with coving to the ceiling. The hallway has a lovely tiled floor below foot and leads to the integrated garage, ground floor double bedroom and the staircase to the first floor.

Double Bedroom

A neutrally decorated double bedroom which benefits from inset spot lighting above and an integrated wardrobe. A double glazed window and a UPVC door with a double glazed window allow ample natural light in. The UPVC door leads out into the lower level of the rear garden which has a private seating area with lighting.

Ensuite

The ensuite comprises of a corner shower cubicle, pedestal wash basin and low level W.C. The ensuite is fully tiled with inset spot lighting above.

Open Plan Kitchen Diner

An amazing open plan kitchen diner which benefits from being tiled underfoot and a Juliet balcony which offers a lovely view out over the tannery development. The kitchen comprises of ample lower and upper level cupboards, a contrasting worktop exists with tiled splash backs and a breakfast bar. The kitchen utilities comprise of a one and a half stainless steel with drainer, oven four ring ceramic hob with a stainless steel extractor above, a free standing fridge freezer and dish washer. The open plan kitchen diner is decorated neutrally.

Sitting Room

A neutrally decorated sitting room with coving to the ceiling, a dado rail and wooden floor below foot. Ample light is allowed in by a double glazed window and a double glazed French door that leads out into the rear garden

Bathroom

A fully tiled bathroom with under floor heating which comprises of a walk in shower, wall mounted wash basin, W.C. and inset shelving.

Double Bedroom Two

A neutrally decorated bedroom with a painted feature wall. This bedroom features fitted wardrobes and two double glazed windows which allow ample light in and boast a lovely view out over the rear garden and the mill pond beyond.

Double Bedroom Three

A spacious double bedroom which again has a painted feature wall.

Bedroom Four

A neutrally decorated bedroom with a wood effect floor below foot

Family Bathroom

A stunning family bathroom which is predominately tiled and comprises of a bath, pedestal wash basin, low level W.C. and a chrome towel radiator.

Rear Garden

A good size enclosed rear garden. The rear garden can be accessed from either the sitting room by French doors or from the ground floor bedroom. If you access the rear garden from the sitting room a timber bridge leads into the rear garden. The rear garden is terraced with stone flags under foot and a gravelled area is present at the top of the rear garden. At the end of bridge a timber gates open with leads down a number of stone steps. A lower rear garden area is present which is stone flagged and offers a quite area of sitting and relaxing.

Garage

The integrated garage can be accessed either from the hallway or from the driveway by an up and over door. The garage has lighting and electricity. The garage houses a washing machine.

Important Information

PLEASE NOTE

Applying for this property - The process for an applicant(s) wanting to rent this or one of our property's. An application(s) form(s) must be completed and once we deem your application likely to fulfil our formal referencing checks and the landlord/landlady is happy to grant the tenancy based on the terms negotiated or specified will shall require a holding deposit to secure the property and remove it from the market while our formal referencing checks are completed. The holding deposit is the equivalent to one weeks rent. The holding deposit will either be debuted from your first month's rental payment or bond. If false information has been provided and this causes your application to be rejected/fail our referencing checks your holding deposit will be retained.

Holding Deposit £340.00

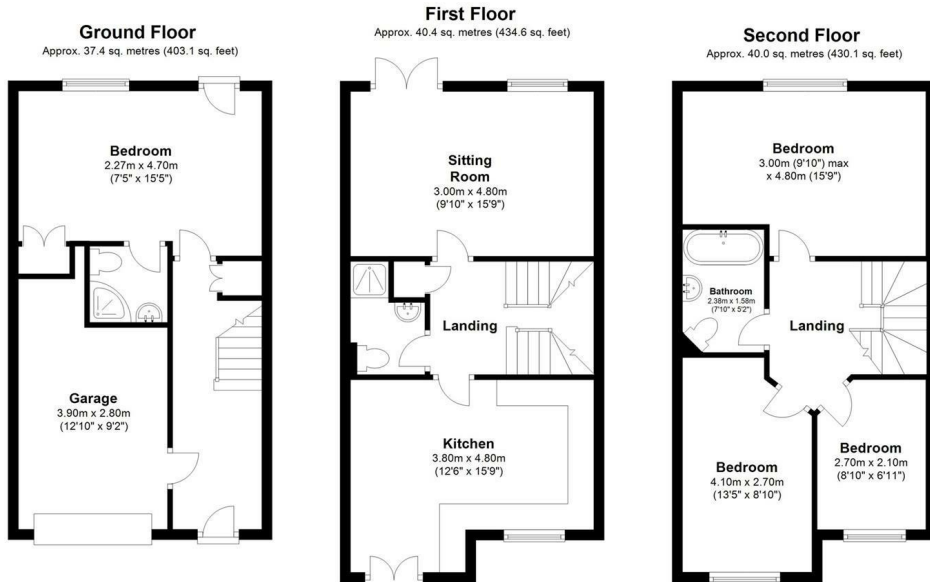
Client Money Protection Scheme – We are members of 'Client Money Protect' and our membership number is CMP004399.

Our Redress Scheme – The Property Ombudsman - Our Agent Number D11805.

Please visit our website - Cornerstone Estate Agents - To View Our Schedule of Fees.



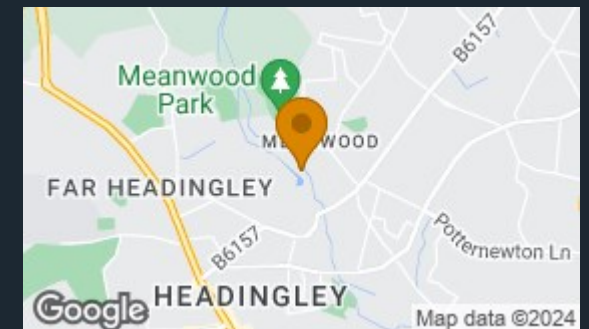
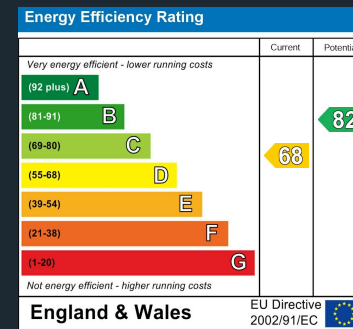
Please note - the marketing photography may slightly differ to when you viewed the property in person as the photography was taken a number of years ago.



Total area: approx. 117.8 sq. metres (1267.8 sq. feet)
Floor plans are for identification only. All measurements are approximate.
Plan produced using PlanUp.

Local Authority

Council Tax Band
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