



CORNERSTONE

13 Monk Bridge Street, Meanwood, Leeds, LS6 4HL



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13 Monk Bridge Street

£1,200 Per Month

Cornerstone are delighted to offer to let this well-presented four-bedroom through terrace located in the popular area of Meanwood.

This lovely property is situated over four floors. You access the property via a couple of steps that lead up to the front door. The front door opens into a large sitting room. You then enter a hallway that leads into an open-plan kitchen diner or the staircase to the first floor. The open-plan kitchen diner is spacious with ample cupboards and worktop space. There is a free standing dishwasher, fridge freezer, separate oven and gas hob in place (The washing machine is in the cellar) The kitchen has access out into the rear courtyard garden and access down to the lower ground floor/cellar.

The lower ground floor comprises two cellar areas. One of the areas has a door that leads out and up to the rear courtyard garden. The cellar is where there is a plumbed in washing machine.

The first floor comprises a landing. The landing leads to the principal bedroom, double bedroom two, bathroom, and a staircase to the second floor.

The second floor comprises a landing and two double bedrooms one of which has its own ensuite.

The property is surrounded by many brilliant amenities. These amenities include to only name a few, a Waitrose Home and Food hall and a number of popular retailers at the Northside Retail Park including an Aldi.

Meanwood has a number of popular coffee shops, cafes, bars, pubs, and restaurants. Headingley is also only a short walk from the property again offering an abundance of amenities.

The city centre can be accessed with ease from this location being approximately two miles away.

We expect this property to be extremely popular given its location, price, and finish.

Important Information

THIS PROPERTY IS FURNISHED. THE PHOTOGRAPHS BROADLY SHOW HOW THE PROPERTY WILL BE LET. THE LANDLORD HAS INFORMED US THAT THE ITEMS LISTED BELOW WILL NOT BE INCLUDED IN THE LET.

The TV stand and two wooden side tables in the sitting room.
The dressing table, buffet, and Harp in the first-floor bedroom.
Futon on the 2nd floor
Fire Pit in the back garden
All bedding.

Available from the 10th of August 2024.

Council Tax Band - B.

Holding Deposit - £275.00

Bond - £1,350.00.

1) NO SMOKING INSIDE THE PROPERTY.

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 debited 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.

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 Sales & Lettings - To View Our Schedule of Fees.

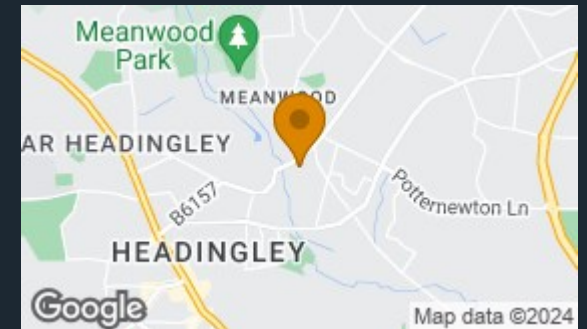
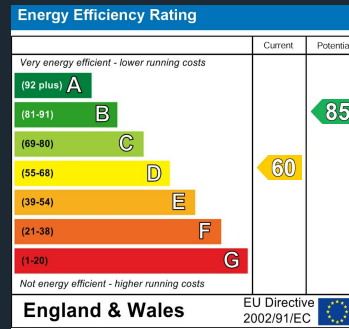




Total Area: 124.7 m² ... 1342 ft²
 All measurements are approximate and for display purposes only

Local Authority
 Leeds City Council

Council Tax Band
 B





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