



CORNERSTONE

33 Wilton Grove, Meanwood, Leeds, LS6 4ES



2 x | 2 x | 1 x | 2 x | C EPC

33 Wilton Grove

£1,200 Per Week

Welcome to Wilton Grove, Meanwood

Cornerstone are delighted to present this charming 2-bedroom mid-terrace house located on peaceful cul de sac in Meanwood. This property is perfect for those looking to create a cosy home in a vibrant community.

Key Features

*Unfurnished: A blank canvas to furnish and decorate as you desire.

*Spacious Living Room: Plenty of space to relax and entertain.

*Large Kitchen: Fully equipped with a gas hob and electric oven, washing machine, and fridge freezer. The kitchen opens out into a lovely, manageable enclosed rear garden, offering ample space to personalize.

*Generous Double Bedrooms:

*Front Bedroom: Larger than average, featuring a small fitted wardrobe.

*Back Bedroom: Comfortable double bedroom.

*Bathroom: Neutrally decorated with a shower over the bath, providing a good-sized space for your convenience.

Available From: Saturday, 17th August 2024

Location: Situated in the heart of Meanwood, a vibrant area with excellent local amenities, parks, and transport links.

THIS PROPERTY IS UNFURNISHED, THE PHOTOGRAPHS ARE THE CURRENT TENANTS FURNITURE

Available from the 16th of August 2024.

Council Tax Band - B.

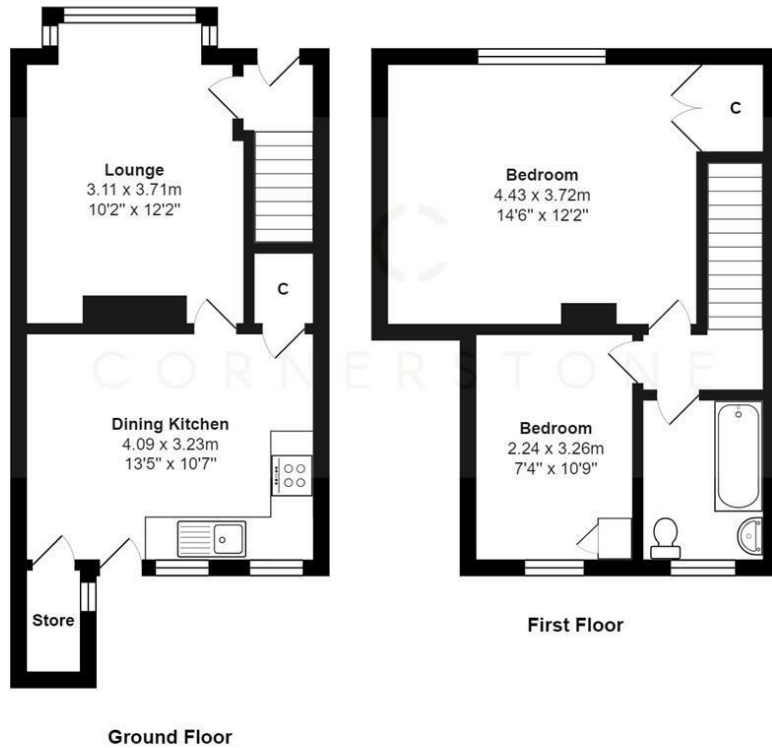
Holding Deposit - £275.00

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 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.





Total Area: 65.6 m² ... 706 ft²

All measurements are approximate and for display purposes only

Local Authority
Leeds City Council

Council Tax Band
B

Directions

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements





Cornerstone Lettings
13 Stonegate Road
Leeds
West Yorkshire
LS6 4HZ

Contact
0113 2745360
office@cornerstoneleeds.co.uk
www.cornerstoneleeds.co.uk