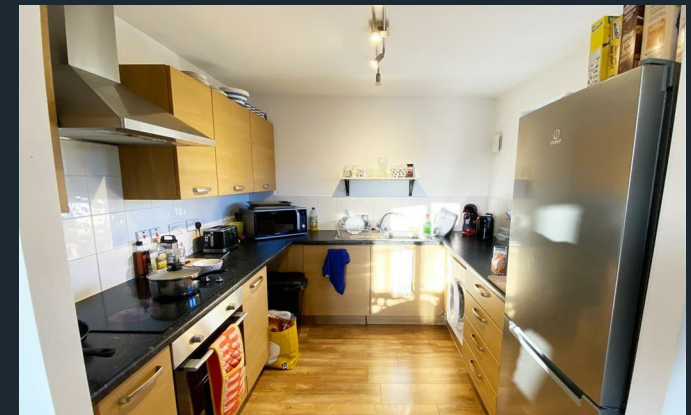




CORNERSTONE

7 Chevin House, 51 High Royds Drive, Ilkley, Leeds, West Yorkshire,







51 High Royds Drive £1,130 PCM

The apartment has its own communal garden and is set on the grounds of a 200 acre famous historic site, boasting woodland countryside walks, tennis courts and much more.

The village of Menston is a stone's throw away and has a New Nisa store (10 minute walk), The Malt & Shovel, a 5* country pub, cafes and a train station taking you to Leeds City Centre in under 20 minutes. The village is also a gateway into the Yorkshire Dales National Park bordering Ilkley, offering a comfortable contrast between the tranquil countryside and the hustle & bustle of Leeds. A short walk away is also Guiseley which has many independent shops and bars and 2 large retail parks, including a Morrisons and Aldi.

The property has an allocated parking spot, with ample communal parking.

The apartment consists of two recently refurbished double sized bedrooms both including a double bed, clothes storage and a desk.

A walk-in wardrobe is also available for extra clothes & shoe storage.

The open-plan practical kitchen space includes a fridge-freezer, washer-dryer, oven & grill, electric hob and microwave.

The open-plan living room benefits from a Juliet balcony making the room light and airy. A large oak table exists and can also be used as a working space, large corner sofa bed ideal for guests, electric leather recliner, and TV stand exist, with TV included.

A neutrally decorated bathroom that is partially tiled comprising a bath with a shower over, glass screen, low level W.C., pedestal wash basin and a towel radiator.

IMPORTANT INFORMATION

Council Tax Band - B.

1) NO PETS 2) NO SMOKERS 3) MAX NO. OF OCCUPANTS 2 ADULTS

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.

Holding Deposit - £250.00.

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

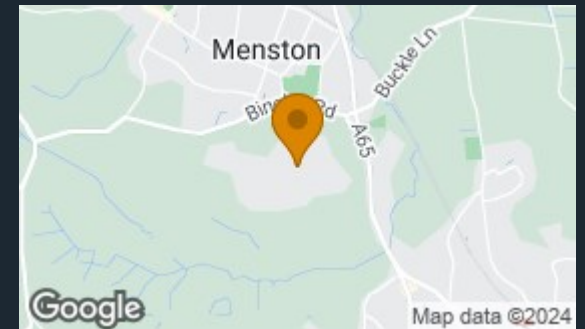
Our Redress Scheme - The Property Ombudsman - Our Agent Number D11805.



Local Authority
Leeds City Council

Council Tax Band
B

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





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