



CORNERSTONE

# 49 Carr Bridge Drive, Leeds, LS16

## 7LB



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## 49 Carr Bridge Drive £1,350 Per Month

Located on a quiet road in the sought-after LS16 area, Carr Bridge Drive offers a wonderful blend of comfort, style, and convenience. This lovely 3-bedroom semi-detached home is perfect for families or professionals seeking a spacious living environment with the added benefit of a private garden.

**Kitchen:** A modern shaker-style kitchen in cream comes complete with appliances such as an integrated fridge/freezer, integrated dishwasher, gas hob, oven, and washing machine which is located in a separate space off the kitchen.

**Spacious Living Areas:** The living space flows from the kitchen into a good-sized sitting area. This room features patio doors that open to the rear of the house, bringing in natural light and providing a beautiful view. To note the fire is a focal point only in this room.

The second living space is tucked away at the front of the house, perfect usage as a snug or office space.

There is also a downstairs WC

**Three Comfortable Bedrooms:** Upstairs, you will find two spacious double bedrooms one Double bedroom is fitted with good-sized wardrobes and draws, and a single bedroom.

**Bathroom:** The bathroom is neutrally decorated with a shower over the bath.

**Private Garden:** The garden is a generous size, perfect for outdoor activities, gardening, or simply unwinding after a long day. The adjoining patio area is an ideal sun trap after a long day's work.

Access to a good-sized Garage is also a bonus to the property.

To note Some areas will also feature brand-new carpets. This will be in the large living area downstairs, stairs and landing, and one of the double bedrooms. The property will also be left with blinds and curtains.

**Location**

Carr Bridge Drive is situated in the desirable LS16 area, known for its friendly community, excellent schools, and convenient access to local amenities. Whether you're commuting to work or exploring the surrounding area, you'll find transport links and shopping facilities just a short distance away.

**BOND** £1,550

**HOLDING DEPOSIT** £300.00.

Applying for this property - The process for an applicant(s) wanting to rent this property. 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 we will then 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 of one week's 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 and lost.

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.

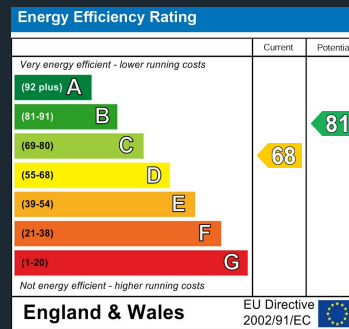


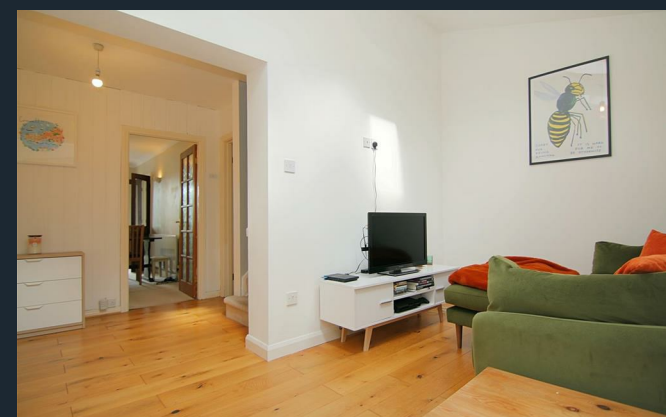


Total Area: 115.2 m<sup>2</sup> ... 1240 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

Local Authority  
 Leeds City Council

Council Tax Band  
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