



CORNERSTONE

5 South View, Guiseley, Leeds, West Yorkshire, LS20 9AY



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5 South View £1,100 PCM

A characterful terraced property, newly decorated throughout.

Situated on a quiet and desirable street in the heart of Guiseley, South View is a beautifully presented property spread over three floors.

Upon entering, you are welcomed into a spacious kitchen-diner, featuring a practical layout with both base and wall-mounted units, a one-and-a-half sink with drainer, oven, four-ring hob, and extractor.

Leading from the kitchen is a great size living room neutral decorated with electric Fire. The back door at the rear of the property leads out to a south-facing garden, featuring stone flag paving for a low-maintenance outdoor area.

The staircase from the kitchen leads to the lower ground floor—which is a great space. A tiled hall way leads to a utility room, bathroom, and a generously sized bedroom or study.

The lower ground bedroom is particularly impressive, with exposed stone walls, timber beams, and a large window that draws in natural light with views of the rear garden.

The adjacent bathroom provides you with an enclosed shower, sink WC.

The utility room on this floor is functional and also offers plenty of space for storage.

Heading upstairs to the first floor, to the rear of the property is the main bedroom which features high ceilings and is neutrally decorated. There is also a small wardrobe, complete with hanging space and shelving.

A second well-proportioned bedroom on this floor also enjoys high ceilings and a large window, allowing ample light through.

The first-floor family bathroom is a good size and provides a full-sized bath and shower over, pedestal hand wash basin, and WC.

PLEASE NOTE:

Bond £1,200

Council Tax Band C

Holding Deposit - £275.00.

The washing machine is included as a gesture of goodwill

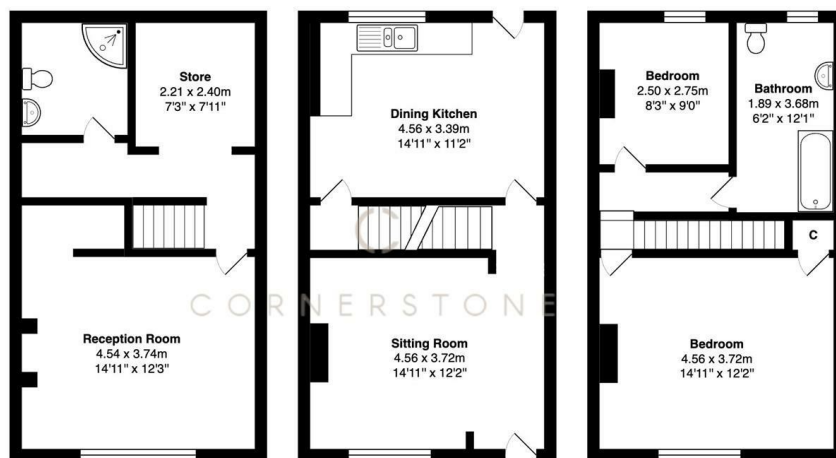
Applying for this property - The process for an applicant(s) wanting to rent this or one of our property(s). An application(s) form(s) must be completed and once we deem your application likely to fulfil our formal referencing checks and the landlord/landlady is happy to grant the tenancy based on the 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 Estate Agents - To View Our Schedule of Fees.





Lower Ground Floor

Ground Floor

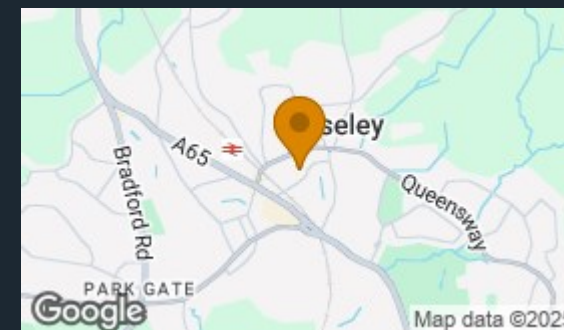
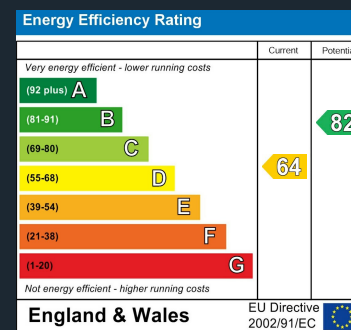
First Floor

Total Area: 113.2 m² ... 1218 ft²

All measurements are approximate and for display purposes only

Local Authority
Leeds City Council

Council Tax Band
C





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