



CORNERSTONE

19 Queenshill Garth, Moortown, Leeds, LS17 6BW



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19 Queenshill Garth

£800 Per Month

Tucked away at the top of a quiet cul-de-sac in the sought-after Moortown area, this freshly decorated one-bedroom ground-floor flat offers a blend of comfort, privacy, and practicality. Thoughtfully designed and well-maintained, the property also features an additional separate room, perfect for use as an office / dressing room.

The property has a nice feel and good layout. The combined kitchen and living area creates a functional hub, with enough room to accommodate a settee and a small dining table, and chairs. The kitchen comes equipped with a brand-new under-counter fridge freezer and a new washing machine.

To the rear of the property, the double bedroom looks out onto the private garden. The bathroom features a tiled, clean, and simple suite with WC, sink, and a shower over the bath.

The outdoor space is a great benefit. To the side of the flat is a useful patio area, while the private, enclosed rear garden is fitted with low-maintenance Astro turf. Additional features include fitted blinds and curtains, generous cupboard storage, and gas central heating.

Located in a well-regarded residential area with good transport links, local amenities, and green spaces nearby, the area boasts a wide range of local shops, cafés, and restaurants, with Moortown Corner and nearby Street Lane offering everything from independent boutiques to well-loved eateries. For everyday essentials, there are several supermarkets and convenience stores close by, including M&S Food and Sainsbury's.

BOND £900

HOLDING DEPOSIT £185.00

Council Tax Band A

Available NOW

To apply for this property, each prospective tenant (and any guarantor, if required) must complete an application form. Once we have assessed your application and deem it likely to meet the requirements of our formal referencing process, and the landlord confirms they are happy to proceed based on the agreed terms, we will request a holding deposit to reserve the property and remove it from the market. The holding deposit is the equivalent of one week's rent and will be deducted from your first month's rent or tenancy deposit upon successful completion of referencing and agreement of tenancy terms. By paying the holding deposit, you are confirming your intention to proceed with the tenancy under the terms discussed.

If false or misleading information is provided, relevant information is withheld, or you fail the Right to Rent check and this results in your application being declined or failing our referencing process, the holding deposit will be retained and not refunded, in accordance with the Tenant Fees Act 2019. If, however, the landlord withdraws the property or decides not to proceed for reasons unrelated to your application, the holding deposit will be refunded in full.

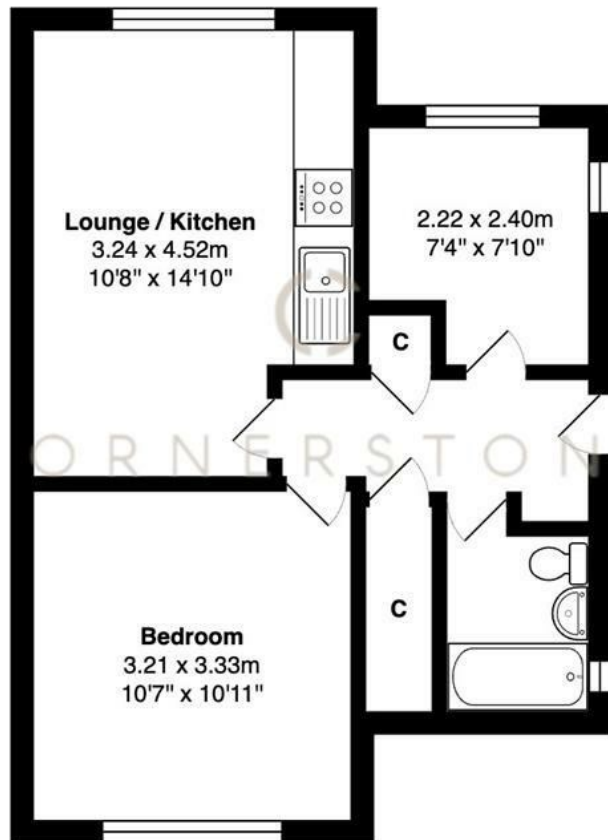
We aim to complete referencing and proceed to a tenancy agreement within 15 calendar days of receiving the holding deposit, unless a different date is agreed.

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.





Ground Floor

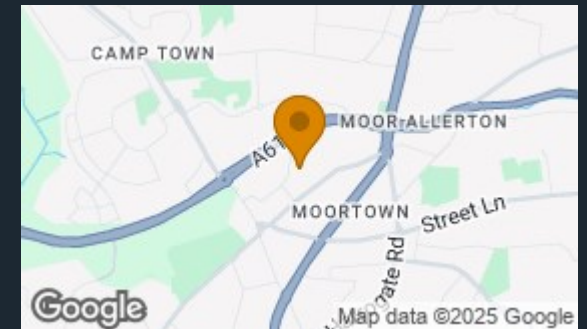
Total Area: 40.1 m² ... 431 ft²

All measurements are approximate and for display purposes only

Local Authority
Leeds City Council

Council Tax Band
A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	74
(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	





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