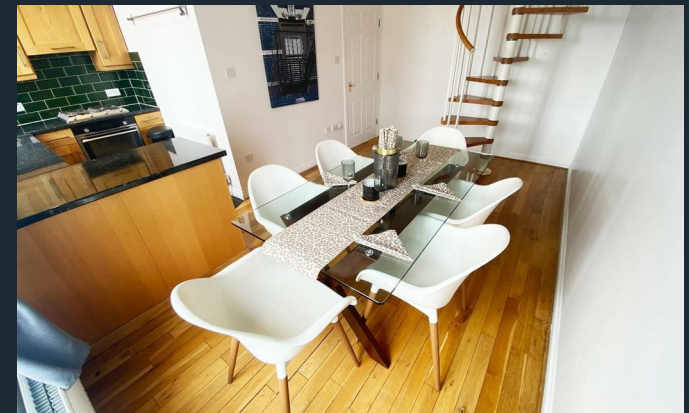


# 64 Stone Mill Court, Meanwood, Leeds, LS6 4RQ











# 64 Stone Mill Court

## £950 PCM

Cornerstone are delighted to offer to let this furnished duplex apartment. This property is situated in the highly desirable Stone Mill Court development. Stone Mill Court is also known locally as Tannery Park development boasting character and charm dating back to circa 1857.

Located in the heart of Meanwood you have everything you need on your doorstep. Local amenities are great, they include a Waitrose home and food hall, bars, cafes and restaurants which are all within walking distance.

The Meanwood Park, the Meanwood Valley Trail and Headingley are all just a short distance from the property.

The apartment is situated on the top floor of this development and is a duplex. The apartment comprises a large hallway, sitting room/bedroom, bathroom, open plan kitchen diner with a spiral staircase. This leads to second floor where the main bedroom is located.

The apartment has lovely far reaching views with the Meanwood Beck below.

To conclude a lovely furnished apartment that will be popular given its finish and location.

### COMMUNAL AREA

Entering Tannery Park you step through a glass panel door which leads into the communal stairwell. The communal area and stairwell boast a commanding glass frontage which allows light to flood in. There is some storage for bikes within the communal area. Access into the communal area for visitors can be given remotely from the apartment via a telephone intercom. The apartment is located on the second floor (Top Floor of the development).

### HALLWAY

You enter into the property through a timber door into the apartment's hallway. The hallway leads to sitting room/bedroom, bathroom, a storage cupboard and the open plan kitchen diner. The hallway is neutrally decorated and boasts a high ceiling.

### SITTING ROOM/BEDROOM

A neutrally decorated sitting room/bedroom with a large window that has a far-reaching view with the Meanwood Beck below. This room comprises a corner sofa that pulls out into a sofa bed and a television stand.

### BATHROOM

A tiled bathroom that comprises a bath with rain dance shower, second flexible shower hose and glass screen. A pedestal wash basin, low level W.C. and a heated towel rail exist. A large inset mirror is a lovely feature to this bathroom.



### OPEN PLAN KITCHEN DINER

A brilliant space with two large windows that boasts a great view out with the Meanwood Beck below. The dining area boasts a huge ceiling with exposed timber beams and a spiral staircase leads to the principal bedroom. The dining room is furnished with table and six chairs. The kitchen is lovely, it comprises good cupboard space, inset sink, integrated oven, four ring gas hob, integrated washing machine and an integrated fridge freezer.

### PRINCIPAL BEDROOM

Located on the second floor and accessed by a spiral staircase. The principal bedroom boasts beautiful timber beams. It is also neutrally decorated with inset spot lighting. The principal bedroom is furnished with a bed, brand new mattress, bed side draws, wardrobe, chest of drawers and dressing table.

### THE GROUNDS

The grounds of the development are well presented and surrounded by ample green spaces with tree lined roads and mature well tendered borders. An open-air point of interest details the history of the development from its days as a working tannery through to its inception as a residential complex. There are also details of the walks nearby, particularly the Meanwood Valley Trail. The Meanwood Valley Trail is accessed within moments from the apartment with direct access to Meanwood Park. The Meanwood beck runs through the grounds of Stone Mill Court which helps to make it a highly desirable and a tranquil place to reside. Ample parking is found at Stone Mill Court.

### ADDITIONAL INFORMATION

PLEASE NOTE

FURNISHED

BOND £995.00

HOLDING DEPOSIT £225.00

NO SMOKING/VAPING INSIDE THE PROPERTY.

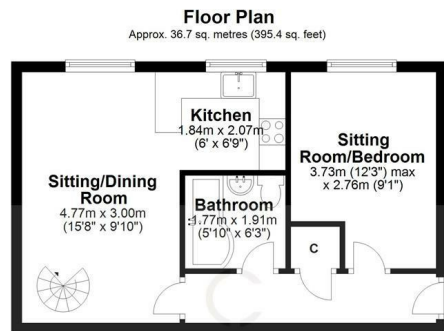
NO PETS DUE TO LEASE RESTICTIONS.

COUNCIL TAX BAND B.

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 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 and lost.

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





Total area: approx. 59.7 sq. metres (642.5 sq. feet)

Floor plans are for identification only. All measurements are approximate.  
Plan produced using PlanUp.

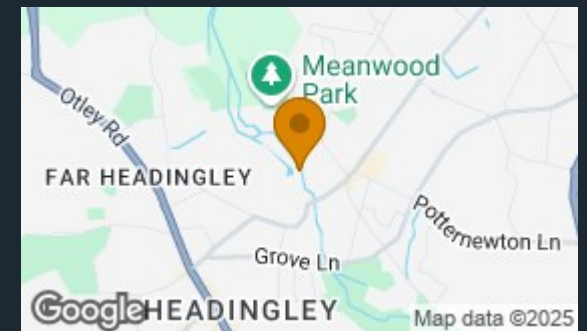
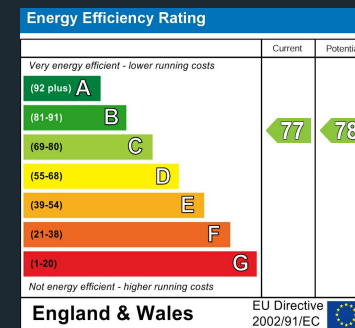
Our Redress Scheme - The Property Ombudsman - Our Agent Number D11805.

Please visit our website - Cornerstone Sales & Lettings - To View Our Schedule of Fees -  
<https://www.cornerstoneleeds.co.uk/why-let-with-us>

Local Authority

Council Tax Band

B





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