

# 7 Northgate House Stonegate Road, Meanwood, Leeds, LS6 4FL











# 7 Northgate House Stonegate Road

## £1,300 Per Month

The property to let is a contemporary two bedroom, two bathroom flat with an amazing open plan living area located in the heart of Meanwood. The flat includes white goods comprising a washing machine, under counter fridge and a integrated dish washer.

The property's location is walking distance to everything Meanwood has to offer. This includes Meanwood Park, The Hollies, the Waitrose Home & Food hall, the Northside Retail Park which includes an Aldi and much more.

The busy parades of Meanwood boast many highly regarded retailers and smaller independent businesses including cafes, bars, pubs and restaurants.

Transportation links are superb with a bus stop outside the development which gives easy access into the city centre and the local/neighbouring suburbs.

The ring road is a moment's drive from the property allowing easy access around Leeds and to the motorway network.

Internally the flat is furnished. The accommodation comprises an open plan living space incorporating a kitchen diner and sitting room with a beautiful picture window and a door that opens to lead out onto a roof terrace. A storage/utility cupboards exists which houses the washing machine. The open plan living space leads to the principal bedroom with en suite, double bedroom two and the main bathroom.

The flat has some great views through its large windows which allow natural light to pour in to its rooms.

A secure allocated parking space is included and a lift or stairwell gives access to the flat from the lower ground floor parking area.

Overall a stunning property in a recently built development in the heart of Meanwood, we expect this one to be popular.

### Important Information

PLEASE NOTE

1) NO PETS 2) NO SMOKING OR VAPING INSIDE THE DEVELOPMENT AND APARTMENT.

Holding Deposit - £275.00.

Bond £1,350.00.

THE PROPERTY IS BROADLY LET AS PER THE PHOTOGRAPHY DISPLAYED IN OUR MARKETING. HOWEVER, THIS MAY BE SUBJECT TO CHANGE.

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 is happy to grant the tenancy based on the terms negotiated or specified we shall require a holding deposit to secure the property and remove it from the market while the 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.

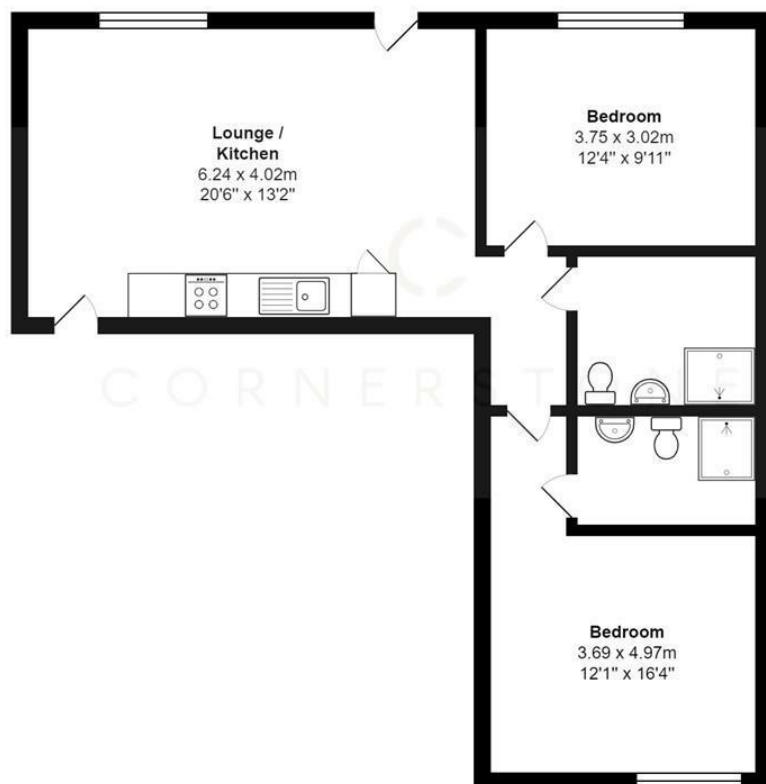
Client Money Protection Scheme – We are members of 'Client Money Protect' and our membership number is CMP004399.

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

Please visit our website - Cornerstone Estate Agents - To View Our Schedule of Fees.



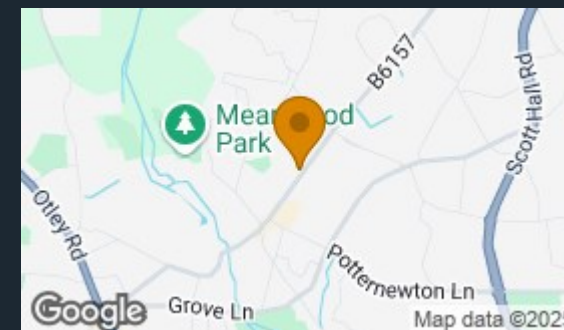
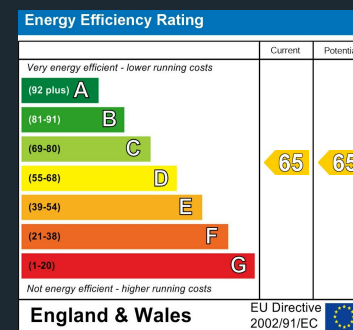




Total Area: 64.3 m<sup>2</sup> ... 692 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

Local Authority  
Leeds City Council

Council Tax Band  
C





Cornerstone Lettings  
13 Stonegate Road  
Leeds  
West Yorkshire  
LS6 4HZ



Contact  
0113 2745360  
[office@cornerstoneleeds.co.uk](mailto:office@cornerstoneleeds.co.uk)  
[www.cornerstoneleeds.co.uk](http://www.cornerstoneleeds.co.uk)