



CORNERSTONE

14 Woodlea Fold, Meanwood, Leeds, LS6 4ST



3 x  | 4 x  | 3 x  | 1 x  | C  EPC





14 Woodlea Fold

£1,600 PCM

Entrance Hallway

A neutrally decorated hallway which leads to the kitchen, sitting room, ground floor W.C., Family Room and staircase to the first floor.

Ground Floor W.C.

A neutrally decorated W.C. which benefits from a pedestal hand wash basin and a frosted double glazed window which allows ample light in. Under foot a lovely wood effect floor exists.

Sitting Room

A commanding sitting room which boasts a lovely wood effect floor and neutral décor. A commanding gas fire set on a stone hearth with a wooden surround exists creating a strong focal point. A large double glazed window also allows ample light in and glass panelled French doors lead into the dining room.

Dining Room

A spacious dining room which again is decorated neutrally and boasts glass French doors out into the rear garden. Underfoot the wood effect floor continues, the dining room leads to the kitchen, sitting room and utility room.

Family Room

A neutrally decorated family room which benefits from a lovely wood effect floor. A large double glazed window exists which overlooks the front garden and extremely pleasant block paved cul de sac.

Kitchen

A neutrally decorated and spacious kitchen which benefits from ample lower and upper level cupboards. The kitchen utilities comprise of a one and a half composite sink with drainer, oven, four ring gas hob with extractor above and a dish washer. The kitchen also benefits from a large pantry/cupboard and a well proportioned double glazed window which allows ample light in.

Utility Room

A neutrally decorated utility room which boasts a worktop and stainless steel sink, a low level cupboard and wall mounted cupboard. A double glazed window allows ample light in and a door leads out into the rear garden.

Landing

A neutrally decorated landing which has access to the loft above. The landing leads to the master bedroom, three other well proportioned bedrooms and the family bathroom.

Master Bedroom

A neutrally decorated and spacious bedroom which benefits from a bank of fitted wardrobes and a large double glazed window. The master bedroom has its own en suite.

En Suite

A neutrally decorated en suite which comprises of shower, low level W.C. and wash basin over a vanity cupboard. A frosted double glazed window allows ample light in and a wood effect is present below foot.

Double Bedroom

A commanding double bedroom which has double doors that lead into a walk in wardrobe and a large double glazed window exists which allows ample light in.

Double Bedroom Two

An impressive neutrally decorated double bedroom which boasts a large sky light above and a double glazed window which allows light to stream in.

Bedroom

Currently dressed as a child's bedroom, a large double glazed window allows ample light in and a wood effect floor exists below foot.

Family Bathroom

The family bathroom comprises of a bath with shower over, low level W.C. and a wash basin set over a vanity cupboard with worktop. The bathroom is neutrally decorated and benefits from a frosted double glazed window which allows ample light in.

Front Garden & Driveway

The front garden comprises of a lawn, well stocked borders and a stone flagged driveway which offers parking for several vehicles. A commanding wooden gate leads down the side of the property to the detached garage and rear garden.

Rear Garden

The rear garden benefits from a large bat and ball lawn, two stone flagged patios and again well stocked borders.

Detached Garage

A large detached garage which is accessed by an up and over door with ample eves storage internally.

Cul De Sac View

This photography shows a view of the blocked paved cul de sac.

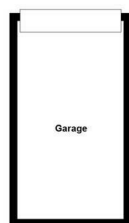
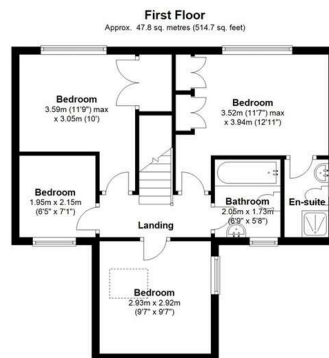
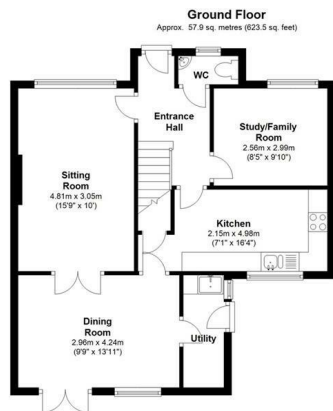
Additional Information

PLEASE NOTE

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 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.

Holding Deposit - £365.00





Total area: approx. 105.7 sq. metres (1138.2 sq. feet)
Floor plans are for identification only. All measurements are approximate.
Plan produced using PlanUp.

Bond £1,800

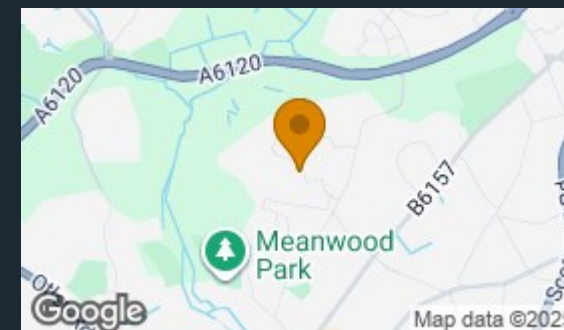
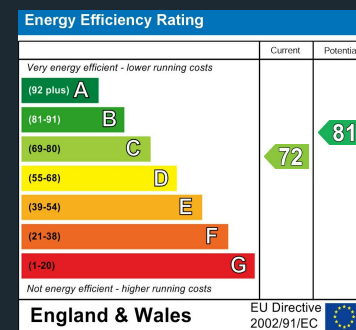
Client Money Protection Scheme - We are members of 'Client Money Protect' and our membership number is CMP004399.

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

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

Local Authority
Leeds City Council

Council Tax Band
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