



CORNERSTONE

28 Towers Way, Meanwood, Leeds, West Yorkshire, LS6 4PJ







28 Towers Way

£1,300 PCM

Cornerstone is proud to offer to let this three-bedroom semi-detached property located in the popular suburb of Meanwood. This property is surrounded by ample local amenities with stunning parks and recreational fields on its doorstep.

The property's location is excellent, with it being close proximity to Meanwood, Chapel Allerton, Moortown and the Ring Road.

The property's convenient location gives access to plenty of amenities, including many shops, supermarkets, cafes, bars and restaurants throughout Meanwood and the surrounding areas.

The Moor Allerton District Shopping Centre and Moortown also offer an array of great amenities.

Amenities found at Meanwood include a Waitrose Home & Food hall, Marks & Spencer Food Hall at Moortown and a Sainsbury's supermarket at The Moor Allerton District Shopping Centre.

Public transport links into the city centre are frequent, and the ring road can be accessed in moments from the property.

A number of local primary and secondary schools are in the area, and all are highly regarded.

In our opinion, all of the above make this property perfect for young professionals and families.

The ground floor of the property comprises a hallway, an open-plan kitchen-diner and a sitting room.

The first floor comprises a landing, principal bedroom, bedroom two, bedroom three/study and a bathroom.

Externally, to the front of the property, a driveway and a lawn are present with mature borders. The driveway continues down the side of the property, leading to a detached garage complex.

The rear garden comprises a raised timber decked area with a lawn below and a number of mature borders. A handy store is located below the garage.

HALLWAY

Entering the property through the front door, you are welcomed into a commanding and neutrally decorated space. Underfoot, a beautifully presented tiled floor exists. A staircase leads to the first floor, which also houses an under-stairs cupboard, overall a bright and airy space. The hallway also leads to the sitting room and the open-plan kitchen-diner.

SITTING ROOM

The sitting room offers ample space and again features a tiled floor. The decor is neutral, creating the feel of space. Overall, a bright and airy space courtesy of a large window, which offers a lovely view out over the front garden.

OPEN PLAN KITCHEN DINER

The Kitchen diner is wonderful, featuring a modern kitchen and appliances. The overall space is certainly bright and airy, courtesy of a large non-opening glass French door which offers a stunning view over the rear garden below and green space beyond. Stunning white tiling is present with electric underfloor heating. The kitchen utilities comprise a one-and-a-half stainless steel sink with a drainer and mixer tap, integrated fridge freezer, dishwasher, four-ring gas hob with extractor above, oven and integrated microwave oven and a washing machine. Overall, a super sleek and stylish kitchen diner, sure to impress anyone. A cloakroom is also present to help reduce clutter.

PRINCIPAL BEDROOM

The principal bedroom has wall-to-wall contemporary-style fitted wardrobes. A large window features, allowing ample light to pour through. The decor is again neutral, creating a bright and airy space.

DOUBLE BEDROOM

The double bedroom is decorated in neutral tones. A large window also boasts lovely views and allows light to pour through. Overall, another bright and airy space.

SINGLE BEDROOM/STUDY

Finished in neutral tones and benefits from an integrated wardrobe.

BATHROOM

The bathroom features a large bath with a rain dancer shower above, double hand-wash basins with a large and commanding Hollywood-style mirror above. A W.C. and chrome towel radiator also exists. Tiling is underfoot, which again has electric underfloor heating, and two frosted windows allow light to pour through.

FRONT GARDEN AND DRIVEWAY

The front of the property has a tarmac driveway. The front garden is laid to lawn with mature borders that surround it.

GARAGE AND GARDEN ROOM

The property boasts a two-story detached garage; the upper level is accessed by an up-and-over garage door. The lower-level garden room is accessed from the rear garden and offers handy storage space.

REAR GARDEN

The rear garden comprises a raised timber decked area. Below the timber decked area, a lawn, mature borders and a stone patio area also exist.

IMPORTANT INFORMATION

PLEASE NOTE - THE PROPERTY PHOTOGRAPHY USED FOR THE MARKETING IS FROM SEVERAL YEARS AGO. THE PHOTOGRAPHY IS BROADLY ACCURATE BUT COULD BE SUBJECT TO CHANGE.

Council Tax Band - C.

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, we will 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 of 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 by the agent.

Holding Deposit - £300.00.

Bond - £1,400.00

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

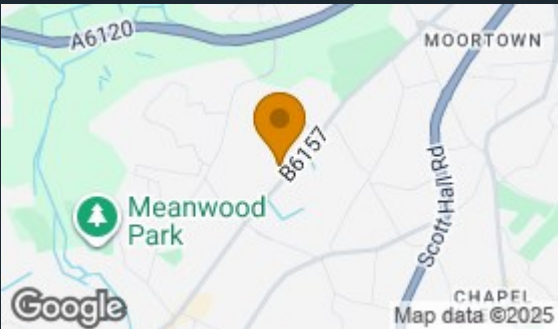
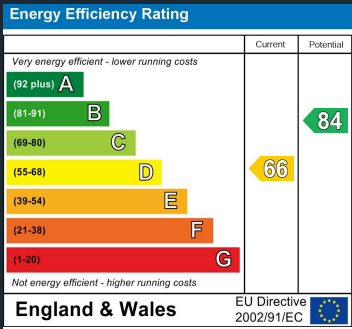


Our Redress Scheme - The Property Ombudsman - Our Agent Number D11805.

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

Local Authority
Leeds City Council

Council Tax Band
C





Cornerstone Lettings
13 Stonegate Road
Leeds
West Yorkshire
LS6 4HZ

Contact
0113 2745360
office@cornerstoneleeds.co.uk
www.cornerstoneleeds.co.uk