



CORNERSTONE

Flat 1, Ground Floor ,116 Otley Road, Leeds, LS16 5JX



Ground Floor ,116 Otley Road

£925 Per Month

This exceptionally spacious and beautifully presented ground-floor flat set within a Victorian terrace, offering lovely views of St Chad's Church . Ideal for a professional couple or postgraduates, the property features a private garden, patio area, and off road parking

The generously sized living room and bedroom both offer flexible layouts, easily accommodating home-working spaces. The living room boasts a large bay window with picturesque views across the long garden, Otley Road, and St Chad's green beyond.

The large, fully equipped kitchen and dining area includes modern appliances, such as a fridge freezer, dishwasher and washing machine. A dining table with chairs is also provided.

The tranquil bedroom is light-filled and expansive, with ample built-in storage and an ensuite bathroom featuring both a bath and a separate shower.

Additional features include a spacious entrance hall with a second toilet and a large storage room.

Private parking is located at the rear of the property.

Bond - £1025.00

Holding Deposit - £200

Council Tax Band C

Available 27th of June 2025

Furnished - Please contact us if you require further information.

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.

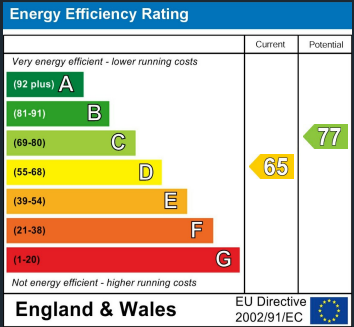
Our Redress Scheme - The Property Ombudsman - Our Agent Number D11805.



Local Authority
Leeds City Council

Council Tax Band
C

Directions



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements





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