



CORNERSTONE

7 Amberton Mews, Leeds, LS8 3LD

£1,295



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7 Amberton Mews

£1,295

This three-bedroom property at Amberton Mews is situated on a quiet secure cul-de-sac and is a perfect home for families or professionals looking for a well-connected and spacious living space.

Key Features:

- Large Lounge: Spacious lounge with a bay window for plenty of natural light.
- Kitchen/Dining Room: Open-plan kitchen and dining space with patio doors leading to an enclosed garden which has a patio, lawn and a large storage shed
- Three Bedrooms: Includes a master bedroom with an ensuite, a second double bedroom, and a single bedroom.
- Newly-installed Family Bathroom, Shower over bath and Ground Floor WC:
- Pantry (on the landing)
- Under-stair cupboard
- In-built hallway storage space
- Off-Street Parking: Driveway with parking for TWO cars
- Enclosed Garden: Perfect for family activities, relaxing, or hosting.

Location:

- Situated in the LS8 area, this property is part of a small residential development from 2007. LS8 covers Roundhay, Gledhow, Oakwood, and parts of Harehills, offering a blend of vibrant community life and proximity to green spaces.

Nearby Amenities:

- Roundhay Park: One of the largest parks in Europe, offering vast green areas, lakes, and outdoor activities.
- Shops & Dining: Enjoy a variety of local shops, cafes, and restaurants nearby, especially in Oakwood and Roundhay.
- Schools: Family-friendly with several schools within easy reach.
- Transport Links: Well-served by public transport, making it easy to commute to Leeds city centre.

This property presents an excellent opportunity for those looking to settle in the thriving LS8 area of Leeds.

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 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.

Holding Deposit - £325.00

Bond £1,400

Available Now.

Council Tax Band B

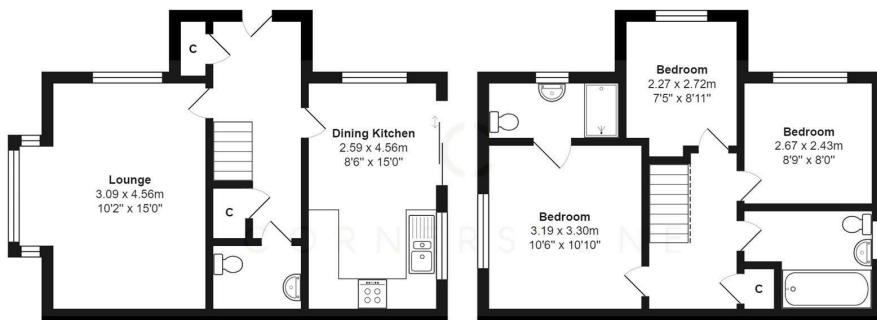
Unfurnished - Please note the dishwasher is left as a goodwill gesture. This means if it fails during the tenancy the landlord will not repair/replace it.

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.





Ground Floor

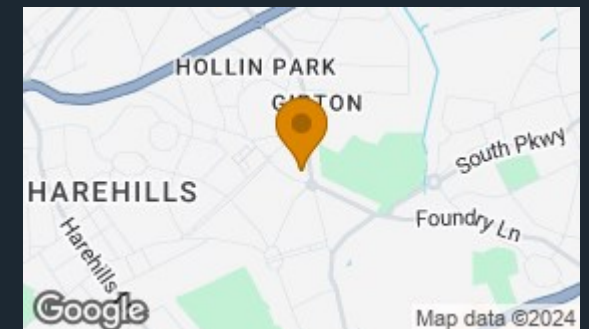
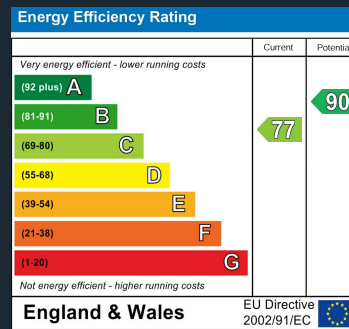
First Floor

Total Area: 78.1 m² ... 841 ft²

All measurements are approximate and for display purposes only

Local Authority
Leeds City Council

Council Tax Band
B





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