



CORNERSTONE

# 49 Green Road, Leeds, LS6 4LE

## £1,300



1 x | 3 x | 1 x | 1 x | D EPC





# 49 Green Road

## £1,300

\*Off Street Parking

\*No Smoking or vaping inside the property

This property has a superb open-plan kitchen diner, flooded with natural light via wide rear and side-facing windows. It is a modern fitted kitchen with extensive base and wall units, solid wood worktops, Integrated oven, integrated dishwasher, electric hob and extractor. Freestanding fridge/freezer with the washing machine neatly housed beneath the worktop, contemporary stainless steel sink and mixer tap overlooking the garden. The kitchen diner area has attractive wood-effect flooring, a characterful brick fireplace with wooden surround and wood-burning style stove. There is ample space for a dining table, making this a highly sociable and practical room.

Applying for this property - The process for an applicant(s) wanting to rent this A spacious and bright living room features a soft neutral color palette, a full bay window with fitted plantation shutters, allowing natural light to fill the room and the natural light is modern décor with plenty of room for family use. On the terms negotiated or specified, we will require a holding deposit to secure the property and remove it from the market while The principle and from here on high checks are being placed on the funding of the estate and of plantation shutters. The bedroom has a large wardrobe and additional bedroom furniture with a calm, light-filled area ideal for rest and relaxation to be used as an office or child's bedroom. lastly a second double room at the back of the property.

If false information has been provided and this causes your application to be The stylish shower room offers a pleasant walk-in shower, you can enjoy a relaxing and refreshing metro-style walk-in shower. modern vanity unit with integrated basin grey tiled flooring.

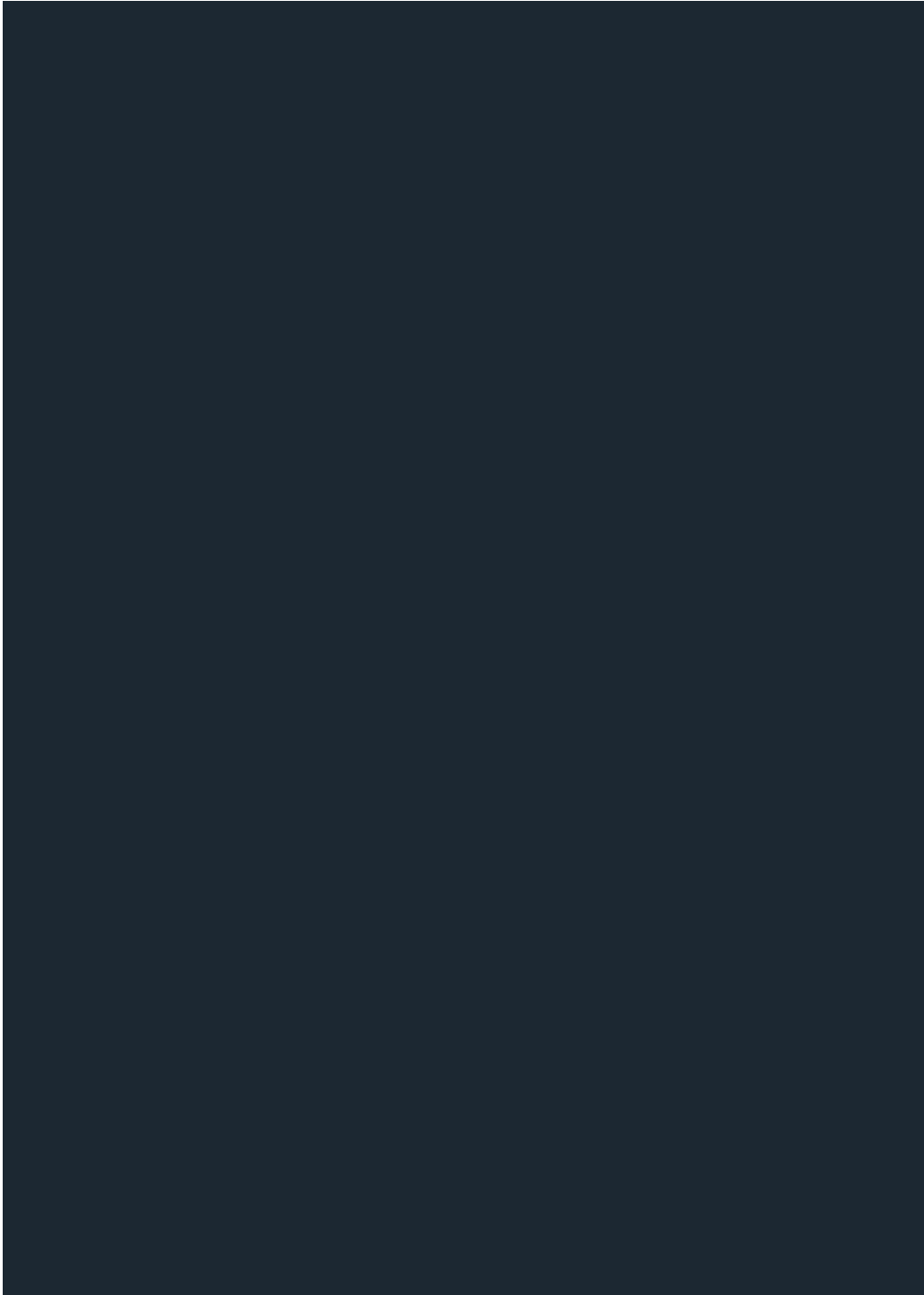
To the front, the property benefits from a private driveway and a front garden with a well-established garden with a pleasant outlook.

Green Road enjoys an excellent location with a walking distance of Meanwood 1.8 miles for its vibrant mix of independent cafés, bars, restaurants, gyms and shops. Meanwood Park and nearby woodland walks are also close to hand.  
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With strong public transport links and straightforward commuter access, this is a superb location for professionals seeking both convenience and green space.

### Additional & Important Information

\*The Garage is not part of the let and not in use

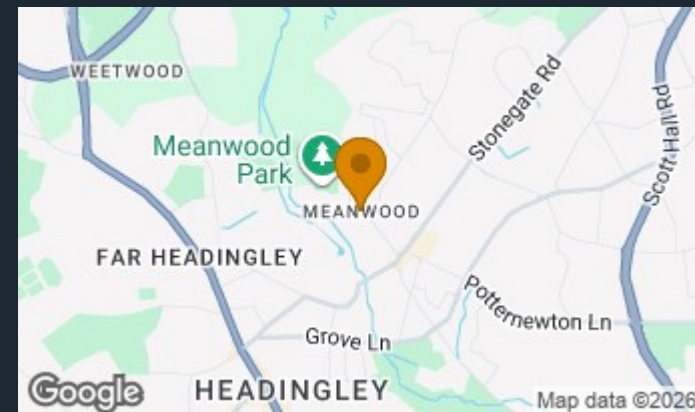
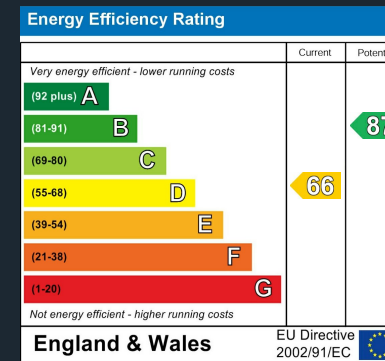




Total Area: 95.7 m<sup>2</sup> ... 1031 ft<sup>2</sup>

All measurements are approximate and for display purposes only

- STYLISH SEMI-DETACHED HOME
- SPACIOUS OPEN PLAN KITCHEN DINER
- EXCELLENT LOCATION
- MODERN SHOWER ROOM
- OFF-ROAD PARKING
- COUNCIL TAX BAND B - EPC D





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