CORNERSTONE

555 Meanwood Road, Meanwood, Leeds, LS6 4AW

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555 Meanwood Road

£1,500 Per Calendar Month

Introduction

Cornerstone are delighted to offer to let this spacious three-bedroom terrace, arranged over three floors and providing approximately 1,037 sq ft of versatile accommodation. Available immediately, the property offers generous room proportions, two bath/shower rooms and an extremely convenient position for Meanwood, Headingley, the universities and Leeds City Centre.

The Accommodation - Ground Floor

The property is approached through a front garden with a pathway leading to the entrance.

Stepping inside, the hallway gives access through the ground floor and staircase to the first floor.

To the front is a generous sitting room, with a large window bringing plenty of natural light into the room. Neutral decor and wood effect flooring create a bright and practical living space with ample room for a range of seating and furniture.

To the rear of the property is the dining kitchen The kitchen is fitted with a range of light wood effect wall and base units, contrasting work surfaces with tiled splashbacks, together with an integrated oven, hob and extractor. Two windows provide plenty of natural light and there is useful space for dining.

Completing the ground floor is a shower room, fitted with a shower enclosure, wash hand basin and WC.

First Floor

The first floor landing provides access to two bedrooms and the house bathroom.

The principal bedroom is particularly generous, and provides an excellent double room with plenty of space for wardrobes and additional bedroom furniture.

The second bedroom would make a comfortable bedroom while also offering flexibility for those needing a study or work from home.

The house bathroom comprises a bath with shower over, pedestal wash hand basin and WC, complemented by contrasting tiled walls and flooring.

Second Floor

A second staircase leads to the upper floor, which provides the third bedroom.

This is a particularly flexible part of the house, benefitting from roof windows which allows excellent natural light into the space. The layout provides a sizeable bedroom area together with additional adjoining space that could work particularly well as a dressing area, study or additional storage, depending on the occupier's requirements.

This upper floor accommodation gives the property a little more versatility than a conventional three bedroom terrace and should appeal to anyone wanting a good amount of space.

Living in Meanwood
One of the major attractions of 555 Meanwood Road is its location. Meanwood has become one of North Leeds' most popular neighborhoods, combining a strong sense of community with an excellent selection of everyday amenities and plenty of green space.

The centre of Meanwood offers a wide choice of independent cafes, bars, pubs and restaurants, while everyday shopping is well catered for by Waitrose and Northside Retail Park, including Aldi, together with numerous smaller shops and services.

Meanwood is also particularly well known for its green surroundings. Meanwood Park, The Hollies and the Meanwood Valley Trail are all within easy reach and provide extensive woodland, walking routes and open spaces, giving residents the opportunity to enjoy a surprisingly leafy environment while remaining close to the city.

Headingley and Chapel Allerton are also readily accessible, further widening the choice of restaurants, cafes, shops and leisure facilities nearby.

Leeds City Centre & Commuting
For commuters, Meanwood Road provides a straightforward route towards Leeds City Centre, making the property particularly convenient for those working in the city, at the universities or across the wider North Leeds area.

Leeds City Centre offers an extensive range of shopping, restaurants, bars and entertainment alongside its major business, financial, legal, digital and professional employment districts.

Regular bus services operate along the surrounding routes, while Headingley, the University of Leeds and Leeds Beckett University are also within convenient travelling distance.

The Cornerstone View
555 Meanwood Road offers generous and flexible three bedroom accommodation over three floors in a highly convenient Meanwood location.

The combination of a sizeable sitting room, dining kitchen, three bedrooms, two bath/shower rooms makes this an appealing rental opportunity.

Add to this the excellent access to Meanwood's amenities, local green spaces and Leeds City Centre, and the property should appeal to a wide range of tenants.

Important Information
Smoking and vaping are strictly prohibited anywhere within the property.

Rent
£1,500 per calendar month.

Security Deposit
£1,600.00.

The security deposit will be protected in a government-approved tenancy deposit protection scheme in accordance with the applicable legislation.

Holding Deposit
£345.00.
This is within the permitted maximum of one week's rent.

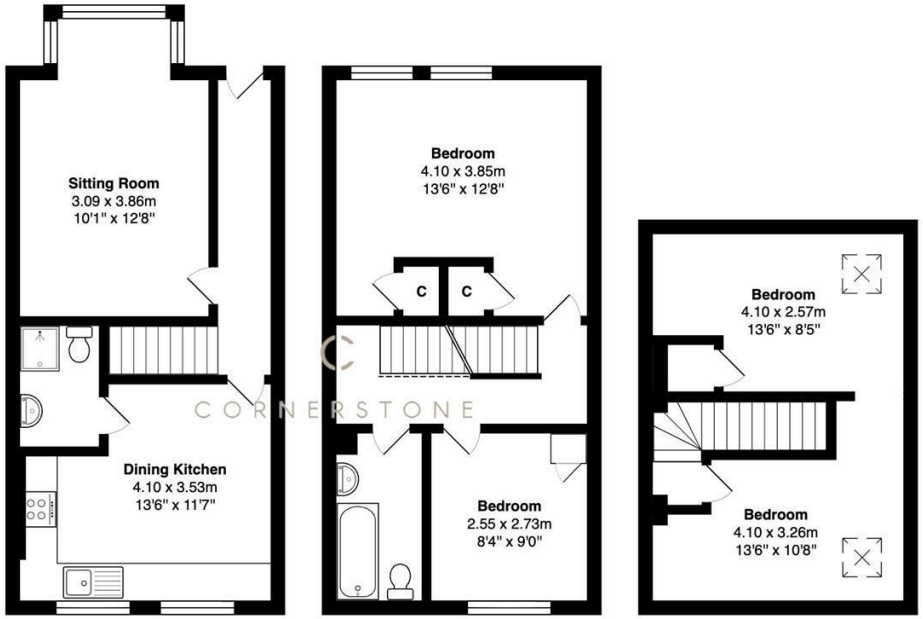
Applying for This Property

All prospective tenants are required to complete an application form.

Once your application has been reviewed, the landlord has agreed in principle to proceed and we believe the application is likely to meet the required referencing criteria, a holding deposit of £345.00 will be required to reserve the property while referencing and the remaining pre-tenancy checks are completed.

Once a holding deposit has been accepted, the property will be reserved while the application proceeds.

The standard deadline for entering into the tenancy is 15 calendar days from receipt of the holding deposit, unless a different deadline is agreed with you in writing.



Ground Floor **First Floor** **Second Floor**

Total Area: 96.3 m² ... 1037 ft²

All measurements are approximate and for display purposes only

If the tenancy proceeds, the holding deposit will be refunded or, with your agreement, may be applied towards your first month's rent or tenancy deposit once the tenancy agreement has been entered into.

A holding deposit may be retained where permitted by the Tenant Fees Act 2019, including where an applicant:

provides false or misleading information that materially affects their suitability to rent the property;
-fails a Right to Rent check;
-withdraws from the application; or
-fails to take reasonable steps to enter into the tenancy when the landlord and/or agent have taken reasonable steps to do so.

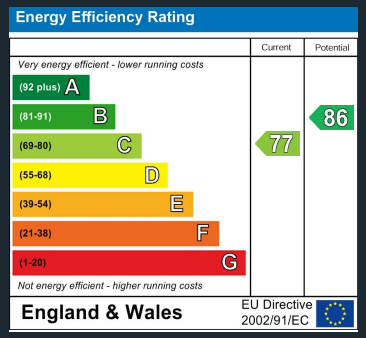
Client Money Protection - Cornerstone Sales & Lettings is a member of the Client Money Protect (CMP) Scheme. Membership Number: CMP004399

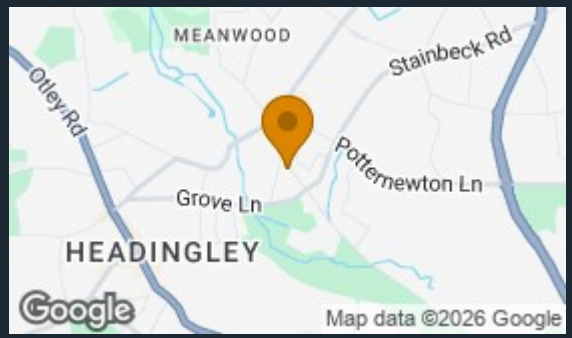
Redress Scheme - Cornerstone Sales & Lettings is a member of The Property Ombudsman. Agent Registration Number: D11805

For further information, including our Schedule of Fees, please visit the Cornerstone Sales & Lettings website.

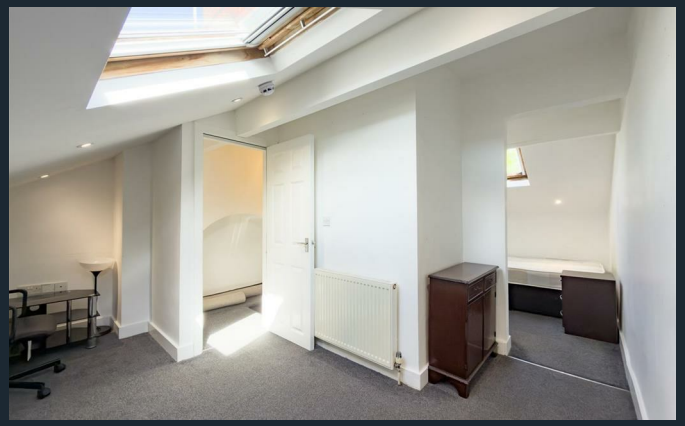
Local Authority
Leeds City Council

Council Tax Band
B





The Property Ombudsman



Cornerstone Sales
13 Stonegate Road
Leeds
West Yorkshire
LS6 4HZ

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