



CORNERSTONE

# 3C Highbury Road, Meanwood, Leeds, LS6 4EX



£775 PCM







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Cornerstone are delighted to offer to let this one-bedroom 2nd floor (top floor) apartment in an excellent location close to the centre of Meanwood and not far from Headingley. This apartment is finished to a great standard and is offered partially furnished and is AVAILABLE NOW!

The property benefits from ample amenities all within walking distance. These include a Waitrose, Aldi and much more. A number of coffee shops, bars, pubs and restaurants are also within walking distance.

The property is within walking distance to Headingley offering similar amenities in its busy and popular centre.

This location offers great transport links to the City centre.

Not forgetting Meanwoods beautiful park which is just around the corner.

The apartment comprises a neutrally decorated communal entrance hallway. The apartment internally comprises an open plan living area which comprises a sitting room & dining area, this leads to the kitchen, an inner hallway, a bedroom and a bathroom.

Overall a great apartment situated in this popular location.

### **COMMUNAL HALLWAY**

You enter into the communal hallway through a black door that benefits from a telephone intercom to communicate with the apartment. The hallway is neutrally decorated and leads to the staircase to the top (second) floor where the apartment is situated.

### **SITTING ROOM/DINING ROOM**

You enter the apartment into the sitting room/dining room, which is spacious and neutrally decorated. A lovely focal point is an electric fire and a double-glazed window allows ample light in and offers a pleasant view out over Meanwood. This space leads into the kitchen and into the hallway that leads to the bedroom and bathroom.

## KITCHEN

A neutrally decorated kitchen which comprises ample lower and upper-level cupboards with a contrasting worktop and tiled splash backs. The kitchen utilities comprise a stainless sink with a drainer, fridge freezer, oven, four-ring gas hob with an extractor above and a washing machine. A double-glazed skylight window in the roof allows ample light in.

## HALLWAY

A neutrally decorated hallway leads to the bedroom and bathroom.

## BEDROOM

A spacious and neutrally decorated bedroom with a built-in wardrobe and a double-glazed window that allows ample light in and offers an elevated view out over Meanwood.

## BATHROOM

A neutrally decorated bathroom which comprises a shower cubical, pedestal wash basin, W.C. and a chrome towel rail.

## ADDITIONAL INFORMATION

Utilities - The water bill is included in the rent.

Electricity – Electricity is payable via a coin meter.

Gas is payable directly to the gas supplier.

Parking is on the street.

## IMPORTANT INFORMATION

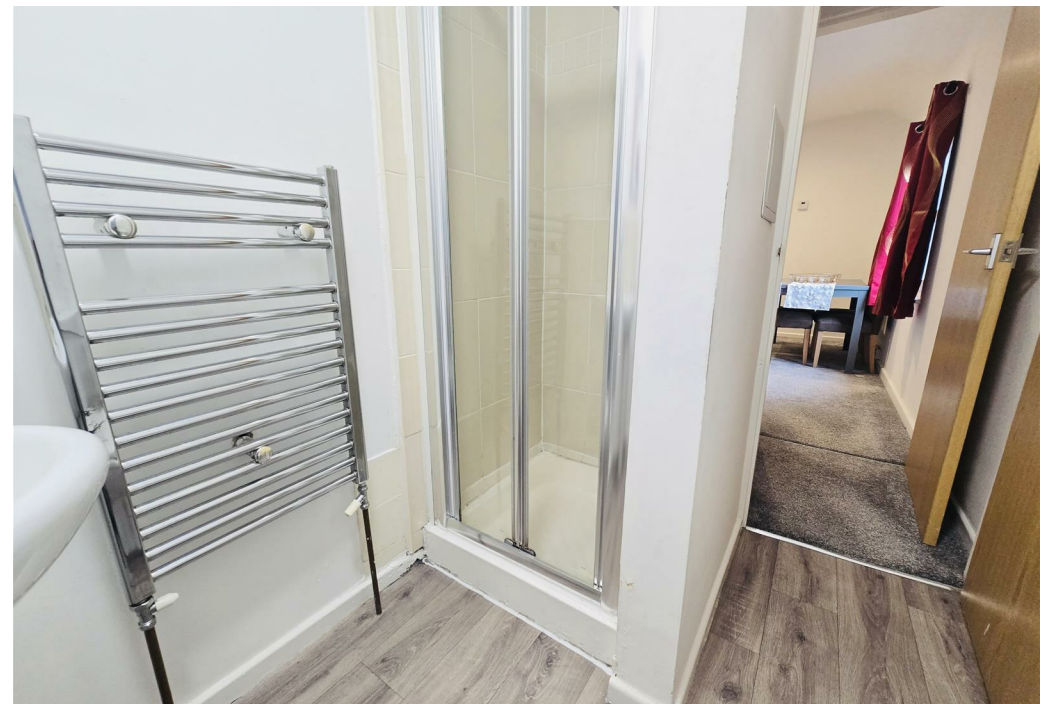
PLEASE NOTE - £30 EXTRA RENT FOR WATER REQUIRED

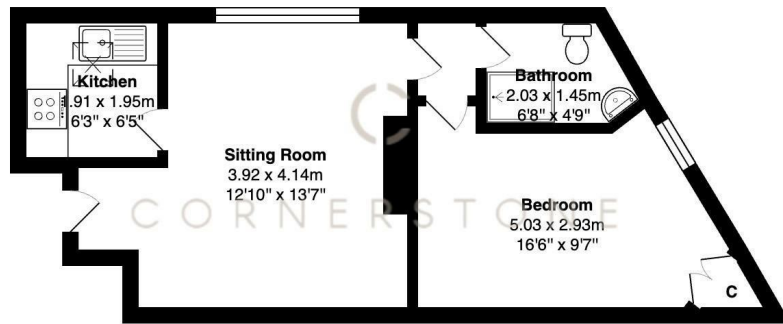
Holding Deposit - £175.00

Bond £875.00

Applying for this property - The process for an applicant(s) wanting to rent this property. 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 and not refunded.





Total Area: 37.0 m<sup>2</sup> ... 399 ft<sup>2</sup>

All measurements are approximate and for display purposes only

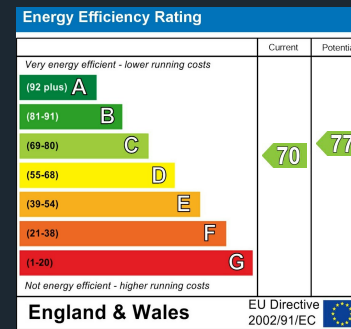
Client Money Protection Scheme – We are members of 'Client Money Protect', and our membership number is CMP004399.

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  
A





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