





CORNERSTONE

# 36 Northgate House Stonegate Road, Leeds, LS6 4FL



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# 36 Northgate House Stonegate Road £1,250 Per Month

A charming 1st-floor apartment located in the heart of Meanwood. Situated at the rear of the building, the apartment offers private surrounds and views over Meanwood.

## \* A Comfortable Retreat

This tastefully furnished apartment features two spacious double bedrooms, one of which boasts an ensuite bathroom for added convenience. The master bedroom offers a comfortable double bed, bedside drawers, and a triple-part mirrored wardrobe, providing ample storage space. Meanwhile, the second bedroom, though slightly smaller, offers a cosy retreat with its own ensuite, double bed, bedside drawers, desk, and chair.

## \*Modern Amenities

The property boasts a large family bathroom with modern fixtures, including a luxurious rain-dancer shower. The open-plan kitchen diner is a highlight of the property, offering a contemporary space for cooking and dining. The kitchen is equipped with high-quality appliances, including a double integrated fridge freezer, dishwasher, and washer/dryer.

## \*Convenient Location

Ideally located in the heart of Meanwood, Northgate House is surrounded by an array of amenities, including vibrant bars, cosy coffee shops, and essential services. Excellent transport links right on your door stop while the nearby Meanwood Park offers a beautiful place for leisurely walks and outdoor activities.

Please note that the furnishings listed within the property are provided for tenants' enjoyment and convenience. However, they will not be repaired or replaced if damaged or broken. All white goods, including the washer/dryer, fridge freezer, and dishwasher, will be maintained throughout the tenancy.

The apartment is let with an allocated parking space. The car park is accessed by a metal sliding door. The apartment can be accessed from the car park by either a lift or stairs.

PLEASE NOTE

1) NO SMOKING OR VAPING INSIDE THE DEVELOPMENT AND APARTMENT.

Holding Deposit - £275.00.

Bond £1,400

THE PROPERTY IS LET AS PER THE PHOTOGRAPHY DISPLAYED IN OUR MARKETING.

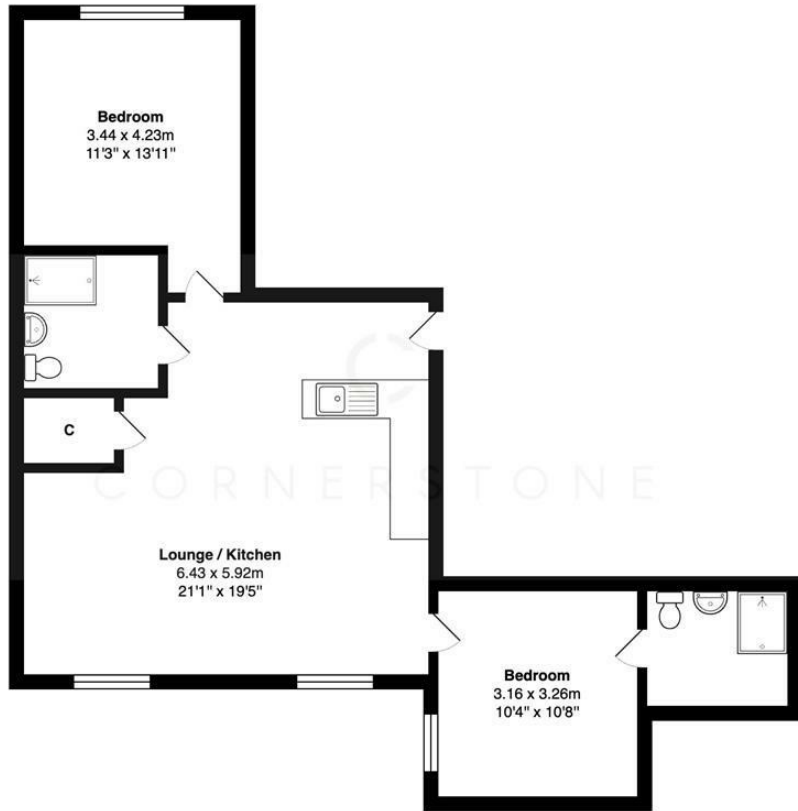
Applying for this property - The process for an applicant(s) wanting to rent this or one of our property's. An application(s) form(s) must be completed and once we deem your application likely to fulfil our formal referencing checks and the landlord is happy to grant the tenancy based on the terms negotiated or specified we shall require a holding deposit to secure the property and remove it from the market while the formal referencing checks are completed. The holding deposit is the equivalent to one weeks rent. The holding deposit will be debited from your first month's rental payment. If false information has been provided and causes your application to be rejected/fail on the referencing checks your holding deposit will be retained.

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.





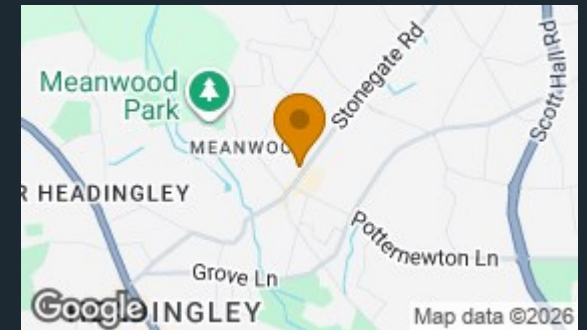
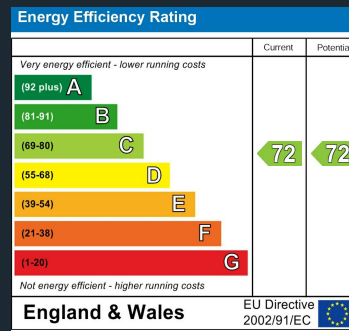
Ground Floor

Total Area: 68.3 m<sup>2</sup> ... 735 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Local Authority  
Leeds City Council

Council Tax Band  
C





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