



CORNERSTONE

17 Talbot Avenue, Leeds, LS4 2PG

£1,300 Per Month



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17 Talbot Avenue £1,300 Per Month

A well-presented, spacious, and stylish end-of-terrace property, ideal for a young couple or two professional sharers. This lovely three-bedroom end-terrace property is beautifully presented throughout, furnished and ready to move straight into.

Arranged over four floors, the property begins with a bright and contemporary open-plan living, dining, and kitchen space. It has a modern Shaker-style kitchen that is fully fitted and includes an integrated oven, hob and extractor hood, along with a freestanding washing machine, dryer, dishwasher, and double fridge freezer.

The second floor and third-floor attic provide two generous double bedrooms, offering bright and comfortable living spaces. The converted basement adds a versatile additional room, ideal as a third bedroom/home office. This room also benefits from a well-proportioned bathroom, complete with a shower, sink, and WC.

Externally, the property benefits from a front garden.

Ideally located, the property offers excellent access to Headingley, Leeds city centre, and the wider North Leeds suburbs. A wide selection of shops, amenities, bars, pubs, restaurants, and retail outlets are within easy walking distance. Frequent bus services run along Burley Road, and Burley Park railway station is nearby, offering train journeys of approximately 5–8 minutes into Leeds City Centre. This provides convenient and well-connected transport links.

Costs & Financial Details

Council Tax Band: A

Holding Deposit: £300 (equivalent to one week's rent)

Bond (Security Deposit): £1,500

The holding deposit will be deducted from your first month's rent or the bond once referencing is successfully completed.

(If false information is provided and your application fails referencing, the holding deposit will be retained)

Important Restrictions

No sharers

No smoking or vaping inside the property

Items Left as a Gesture of Goodwill

The following items are included but not maintained or replaced by the landlord:

*Samsung Smart TV (first-floor bedroom)

*Out door storage box

*Vacuum cleaner

*Garden chair

*Rug in the living room/kitchen diner

Application Process

Complete an application form.

The agency reviews your application to ensure you are likely to pass formal referencing checks.

The landlord/landlady agrees to proceed based on negotiated terms.

A holding deposit (1 week's rent) is taken to secure the property and remove it from the market.



Formal referencing checks are completed.

If successful, the tenancy proceeds and the holding deposit is deducted from monies due.

Protection & Compliance

Client Money Protection Scheme: Member of Client Money Protect (CMP004399)

Redress Scheme: The Property Ombudsman (Agent Number D11805)

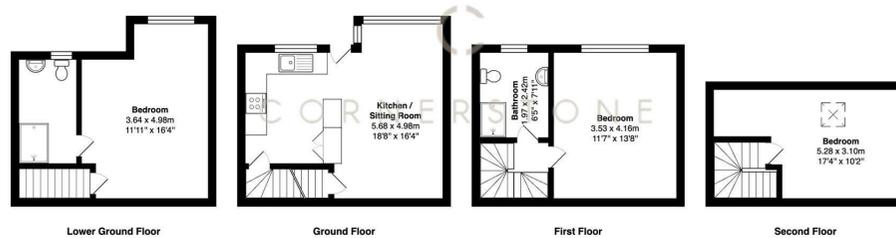
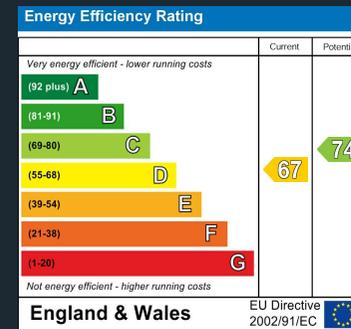
Agency: Cornerstone Sales & Lettings

Local Authority

Leeds City Council

Council Tax Band

A



Total Area: 89.2 m² ... 960 ft²
All measurements are approximate and for display purposes only



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