



CORNERSTONE



2A Highbury Road, 31 Monk Bridge Road,
Meanwood, Leeds, LS6 4EP

£700 PCM







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Cornerstone Sales & Lettings are delighted to offer to let this well presented ground floor one bedroom flat located in central Meanwood. The property benefits from ample amenities all within walking distance. These include Waitrose, Aldi and much more. A number of cafe's, bars and restaurants are also within walking distance. The property is also walking distance from Headingley offering similar amenities in its busy centre. This location offers great transport links into City centre. Not forgetting Meanwood's beautiful park which is just around the corner.

The flat comprises of a neutrally entrance vestibule, open plan dining/sitting room with an electric fire place with several choices of mood lighting, kitchen, master bedroom and bathroom. Overall a clean and modern finished flat situated in a popular location.

Entrance Vestibule

Entering the property through its wooden front door you are welcomed into a neutrally decorated space. The entrance vestibule comprises of ample cloak storage and a handy lower level storage cupboard. A window above the door allows ample light to pour through.

Dining Sitting Room

The dining sitting room is a vast and commanding space which comprises modern and neutral decor. The furnishings are an amazing wall mounted electric fire with mood lighting, large dining table, sofa, arm chair and coffee table. A telephone point for internet access and television ariel is present. A large double glazed window features which allows ample light to pour through.

Hallway

The hallway leads from the dining sitting room to the kitchen and master bedroom. The hallway is decorated neutrally and features a plumbed in washing machine and a storage cupboard.



Kitchen

The kitchen is lovely and modern with neutral decor. The kitchen utilities comprise of oven, four ring gas hob with an extractor above, stainless steel sink with drainer and a fridge/freezer. Ample lower and upper level cupboards exists.

Master Bedroom

The master bedroom is a great space comprising of double fronted integrated wardrobes creating ample storage. The bedroom comes complete with a double bed and mattress, built in desk/dressing table and two bedside tables. A large double glazed window is present which allows ample light to pour through creating a bright and airy space.

Bathroom

The bathroom is decorated neutrally and is laid to a wood effect floor below foot. The bathroom suite comprises of shower cubicle with mains shower, W.C. and pedestal wash basin.

Parking

Ample on street parking can be found outside the property.

Additional Notes

Utilities - Water is an additional £35.00 per calendar month.

Electricity – Electricity is payable via a coin meter.

Gas – Gas is payable via a coin meter.

Holding Fee

Please note a holding deposit of £180.00 the equivalent to 1 week's rent and will be payable when we commence tenant referencing and will be used as part of the first month's rent.

No Smoking / Vaping inside the property.

Rent to be paid on the 1st of each month

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 will shall 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.

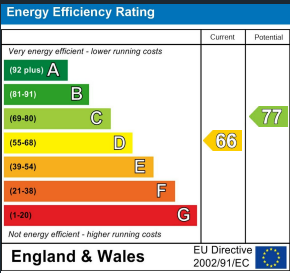
Client Money Protection Scheme - We are members of 'Client Money Protect' and our membership number is CMP004399.

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
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Cornerstone Lettings
13 Stonegate Road
Leeds
West Yorkshire
LS6 4HZ

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