CORNERSTONE

44 Woodside Avenue, Meanwood, Leeds, LS7 2UL

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44 Woodside Avenue
£1,400 Per Month

Tucked away at the bottom of a quiet cul-de-sac on Woodside Avenue, this lovely family home offers a fantastic combination of modern interiors, generous living accommodation and private outdoor space.
The property is ideally positioned within easy walking distance of Waitrose Home & Food Hall, Northside Retail Park and the vibrant selection of independent shops, cafés and bars .
With its peaceful setting, spacious accommodation and excellent location, this home would suit families or professional tenants looking to enjoy all that Meanwood and North Leeds have to offer. The property is also well placed for a number of highly regarded schools, while Meanwood Park is just a short distance away.

The ground floor comprises of an entrance hallway, sitting room and open-plan kitchen diner, with sliding patio doors providing access to the rear garden.
To the first floor, there is a landing with loft access, a spacious principal bedroom, a second double bedroom, a single third bedroom and a modern family bathroom.

The living room:
A good-sized and comfortable space with access through to the kitchen and the staircase leading to the first floor. The room benefits from useful built-in storage and a wall-mounted TV, which will be left at the property as a gesture of goodwill.

Open-Plan Kitchen Diner:
The spacious open-plan kitchen diner is fitted with a good range of wall and base units and includes a full suite of integrated appliances, comprising an integrated 50/50 split fridge freezer, dishwasher, washing machine, oven, ceramic hob and extractor fan with lighting. Sliding patio doors provide direct access to the rear garden.

Principal Bedroom:
A bright and well-proportioned principal bedroom with a large double-glazed window overlooking the front of the property, with pleasant views across the driveway and towards the green space within the development.

Bedroom Two:
A generous double bedroom positioned to the rear of the property.
The room is neutrally decorated and benefits from a double-glazed window overlooking the rear garden.

Bedroom Three:
A versatile third bedroom, again neutrally decorated and benefiting from a double-glazed rear-facing window overlooking the garden.The room would make an ideal child's bedroom, home office, dressing room or guest bedroom.

Family Bathroom:
The modern family bathroom is fully tiled and fitted with a white suite comprising a bath with glass shower screen, rainfall shower over bath, pedestal wash basin and W.C.

PLEASE NOTE
Financial Details

Holding Deposit: £320.00 (equivalent to one week's rent)
Security Deposit (Bond): £1,600.00
Council Tax Band: C
Available From: 1st October 2026

Television: is in working order and will be left at the property as a gesture of goodwill. Please note that it is not included as part of the tenancy and will not be maintained or replaced by the landlord or agent.

Lawn Mower: is in working order and will be left at the property as a gesture of goodwill. Please note that it is not included as part of the tenancy and will not be maintained or replaced by the landlord or agent.

Application Process

Applicants wishing to rent this property, or any of our properties, must complete an application form.

Once an application has been assessed and is deemed likely to pass the formal referencing checks, and subject to the landlord's approval of the agreed terms, a holding deposit will be required to reserve the property and remove it from the market while referencing is carried out.

The holding deposit will be deducted from either the first month's rent or the security deposit upon successful completion of the referencing process.

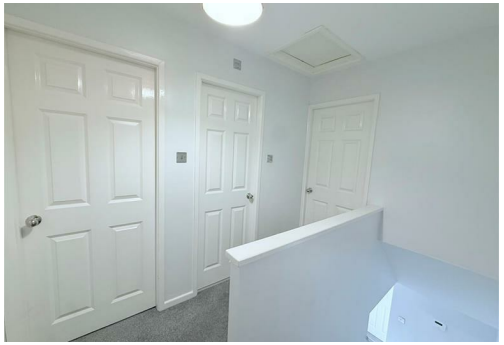
Please note that if false or misleading information is provided and this results in the application failing the referencing checks, the holding deposit may be retained in accordance with the relevant regulations.

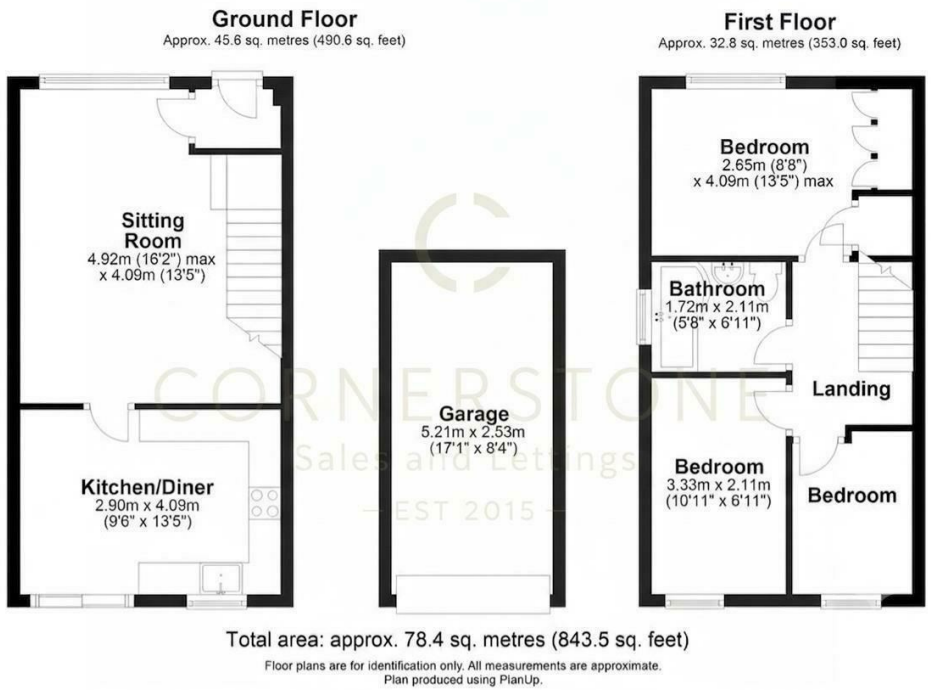
Regulatory Information

Client Money Protection Scheme:
We are members of Client Money Protect (CMP004399).

Redress Scheme:
The Property Ombudsman (Agent No. D11805).

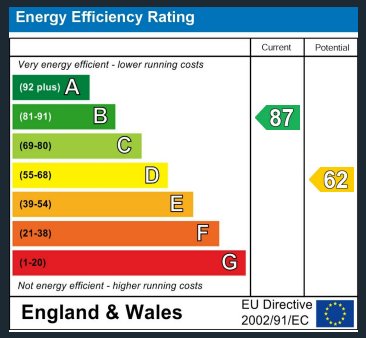
For full details, including our current schedule of fees, please visit the Cornerstone Estate Agents website.

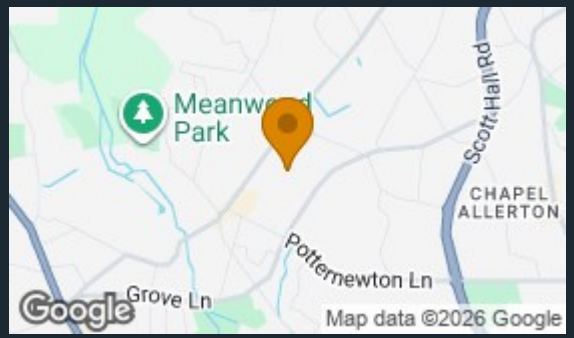




Local Authority
Leeds City

Council Tax Band
C





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