CORNERSTONE

28 Northgate House Stonegate Road, Meanwood, Leeds, LS6 4FL







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28 Northgate House Stonegate Road

£1,275 Per Month

Upon entering the property, you are welcomed into a hallway with a generous storage area, ideal for coats, shoes and boots. Steps lead down to the main living accommodation, where you will find a large open-plan living kitchen diner. The living area is furnished with a sofa, armchairs, TV stand and coffee table, creating a comfortable space to relax and entertain.

The fitted kitchen is equipped with an under counter fridge with small freezer compartment, integrated dishwasher, microwave, electric oven and hob. There is also a separate utility area housing the hot water cylinder and washing machine.

The apartment offers two double bedrooms, each furnished with a double bed, bedside drawers and a wardrobe. One bedroom benefits from an en-suite bathroom, while the second bedroom is conveniently located next to the main house bathroom. Both bathrooms are generously sized and fitted with a shower, wash basin, WC and heated towel rail.

Externally, the property is positioned towards the rear of the development and benefits from a small patio and ground-level outdoor space. The apartment also comes with one allocated parking space. Residents have access to a communal bicycle storage area, with the potential for electric vehicle charging, which would need to be arranged separately through the block management company.

Please note: As the apartment is situated on the ground level, it operates using a Saniflo waste system.

Available immediately.

IMPORTANT
To Note:

Internet / Broadband

Northgate House is connected to 4th Utility, the development's broadband provider.

Tenants should visit www.4thutility.co.uk to check the available packages and arrange their

broadband service at the start of the tenancy.

Please enter your property address or postcode on the website to check availability and select a suitable package.

For further assistance, contact 4th Utility on 0333 888 4050.

*No pets
*No smoking or vaping inside the development and apartment.
*The apartment has a Saniflo system installed. this system requires careful use.

Holding Deposit: £290.00

Tenancy Deposit (Bond): £1,450.00

Applying for this Property

Applicants wishing to rent this property, or any other property managed by Cornerstone Sales & Lettings, must complete an application form.

Once we have reviewed your application and are satisfied that you are likely to meet our referencing requirements, and the landlord has agreed to proceed with the tenancy on the terms negotiated or advertised, we will require a holding deposit to secure the property and remove it from the market while formal referencing checks are completed.

The holding deposit is equivalent to one week's rent and will be deducted from either your first month's rent or the tenancy deposit, as agreed.

Please note that if you provide false or misleading information which results in your application being rejected or failing our referencing checks, your holding deposit may be retained in accordance with the applicable legal requirements.

Client Money Protection Scheme

We are members of Client Money Protect. Our membership number is CMP004399.

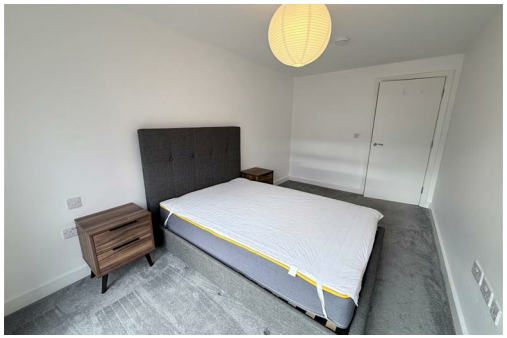
Redress Scheme

We are members of The Property Ombudsman. Our membership number is D11805.









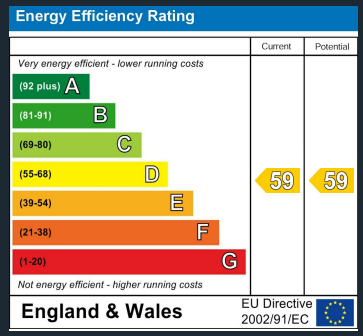


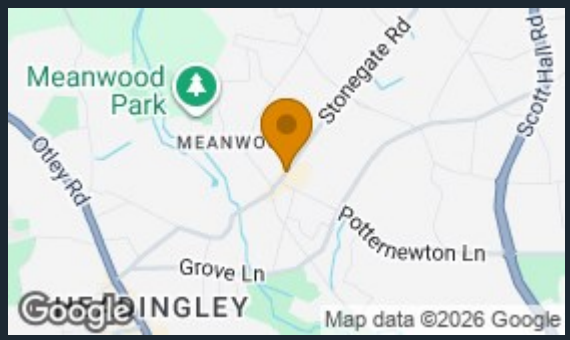
Schedule of Fees

Please visit the Cornerstone Sales & Lettings website to view our schedule of fees.
www.cornerstoneleeds.co.uk

Local Authority
Leeds City Council

Council Tax Band
C





The Property Ombudsman



Cornerstone Lettings
13 Stonegate Road
Leeds
West Yorkshire
LS6 4HZ

Contact
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www.cornerstoneleeds.co.uk