

40a St Chads Avenue, Headingley, Leeds, West Yorkshire, LS6 3QF







40a St Chads Avenue

£1,050 PCM

The flat comprises two bedrooms, a breakfast kitchen, sitting room/dining room and a bathroom. Internally it offers a number of large storage cupboards and a loft. Externally the property has its own front garden, shared driveway and a detached garage. It is situated on an enviable tree lined cul de sac. Its location is walking distance to the centre of Headingley, but situated in a superb residential area and overlooks St Chads Broomfield Cricket Club. The property is well served for the universities, access into the city centre, Headingley, Meanwood and the local park is only a short stroll away. To conclude, a property that boasts charm from its exposed wooden doors coupled with a pleasant contemporary finish from its neutral décor.

Entrance Hallway

You enter the property through a wooden door with frosted glass panels, which allows light into the hallway. The hallway is neutrally decorated with a mat below foot and a number of hooks for cloak storage. A staircase leads up to the landing where the living accommodation is found.

Landing

A neutrally decorated landing which benefits from a large window at the top of the staircase that allows ample light to pour in. The landing boasts two large storage cupboards and leads to the open plan sitting & dining room, two spacious bedrooms and the bathroom.

Open Plan Sitting & Dining Room

A stunning sitting and dining room which benefits from a large double glazed window which has views towards St Chads Broomfield Cricket Club and Otley Road. Ample light pours into this space. The decor continues to be neutral with coving to the ceiling and a feature chimney breast is present with a charming stone hearth. This space leads into the breakfast kitchen.

Breakfast Kitchen

A stunning breakfast kitchen that comprises a number of lower and upper level cupboards with lighting below. A breakfast bar is present and the worktops are finished to a lovely light wood colour with tiled splashbacks. The decor continues to be neutral and a large double glazed window allows ample light in with a lovely view out over the cricket field. The kitchen utilities comprise a stainless steel sink with drainer, oven, four ring gas hob with a stainless steel extractor above, an integrated fridge freezer and dishwasher. A washing machine is also included in this let and a chrome towel radiator exists - perfect for drying tea towels.

Principal Bedroom

A spacious bedroom that is neutrally decorated with a papered floral feature wall. The principal bedroom benefits from fitted wardrobes with shelving. A commanding double glazed window allows ample light in and boasts views over the front garden and views down the lovely tree lined cul de sac.

Bedroom Two

A lovely bedroom which again features neutral decor. A large double glazed window allows ample light in and boasts views over the front garden and down the tree lined cul de sac. A handy storage cupboard is present in this room.

Bathroom

A bathroom which is predominately tiled with under floor heating. A frosted double glazed bay window exists, which creates a bright and airy feel. The bathroom suite comprises a bath with shower over, glass screen, pedestal wash basin, chrome towel radiator and storage/airing cupboard.

Front Garden & Shared Driveway

The front garden comprises a lawn surrounded by well stocked borders. The tarmac area directly in front of the property, can be used for sitting out and enjoying the sun - with its south facing aspect. The shared driveway is laid to tarmac, a porch is present when entering the flat from the driveway.

Detached Garage

A commanding garage which benefits from an up and over door.

ADDITIONAL INFORMATION

Important Information

PLEASE NOTE THE MARKETING PHOTOGRAPHY WAS TAKEN A NUMBER OF YEARS AGO WHEN THE PROPERTY WAS LAST LET IN 2023

Council Tax Band - C

Holding Deposit - £240.00

Bond - £1,200

NO SMOKING/VAPING INSIDE THE PROPERTY.

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/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 to one weeks rent. The holding deposit will either be debuted 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.

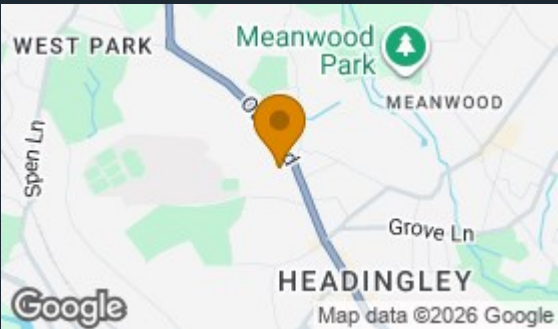
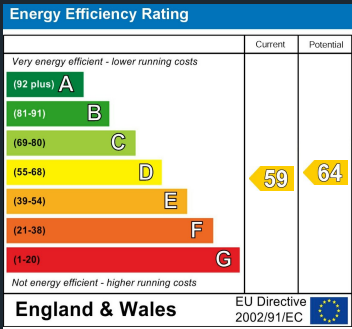
Client Money Protection Scheme - We are members of 'Client Money Protect' and our membership number is CMP004399.

Our Redress Scheme - The Property Ombudsman - Our Agent Number D11805.

Please visit our website - Cornerstone Sales & Lettings - To View Our Schedule of Fees.

Local Authority
Leeds City Council

Council Tax Band
C





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