



CORNERSTONE

54, Northgate House 35 Stonegate Road, Leeds, LS6 4FL







Northgate House 35 Stonegate Road £1,275 Per Month

This lovely apartment is located on the top floor, situated to the rear of the building. This well-presented two-bedroom apartment enjoys an attractive setting that is not overlooked. Recently refreshed throughout, the property has been newly painted and benefits from brand new carpets in both bedrooms, creating a bright, clean, and welcoming home ready to move into.

The apartment offers a generous open-plan living space, thoughtfully designed to provide comfortable areas for relaxing, dining, and cooking. The lounge is furnished with a two-seater sofa, an armchair, a coffee table, and a TV stand, while the dining area features a table with four chairs, making it ideal for both everyday living and entertaining.

The modern kitchen is well equipped with an electric oven and hob, dishwasher, under-counter fridge, and a separate freestanding fridge freezer. A useful storage cupboard houses the washing machine, providing additional practical storage space.

There are two spacious double bedrooms, both furnished with double beds, bedside drawers, and wardrobes. The principal bedroom benefits from a generous en-suite shower room comprising a shower over bath, wash basin, and WC. A separate family bathroom is equally well proportioned and includes a shower, wash basin, and WC.

Transport links are excellent, with a bus stop located directly outside the development providing easy access into Leeds City Centre and surrounding suburbs. The nearby Ring Road also allows convenient travel across Leeds and onwards to the motorway network.

Further benefits include a secure allocated parking space, lift and stair access from the lower-ground-floor car park, bicycle storage facilities, and provision for electric vehicle charging points. This spacious apartment is an excellent choice for professionals or couples seeking a well-appointed home in a convenient Leeds location, complemented by superb views.

Important Information

Please note that some of the current tenant's items are visible in the photographs and will not be included in the let. If you require further clarification, please ask during the viewing.

1) NO SMOKING OR VAPING INSIDE THE DEVELOPMENT AND APARTMENT.

Holding Deposit - £290.00

Bond £1,450

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 is happy to grant the tenancy based on the terms negotiated or specified we shall require a holding deposit to secure the property and remove it from the market while the formal referencing checks are completed. The holding deposit is the equivalent to one weeks 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 CMP.

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

Please visit our website - Cornerstone Estate Agents - To View Our Schedule of Fees.





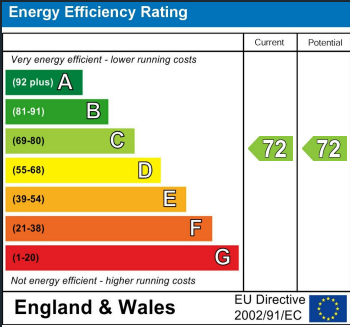
Ground Floor

Total Area: 69.2 m² ... 744 ft²

All measurements are approximate and for display purposes only

Local Authority
Leeds City Council

Council Tax Band
C





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