



CORNERSTONE

# 35 Northgate House, 35 Stonegate Road, Meanwood, Leeds, LS6 4FL



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## 35 Stonegate Road £1,200 Per Calendar Month

A modern two-bedroom, two-bathroom apartment, freshly decorated throughout, located in the heart of Meanwood.

The apartment has an open-plan living area with a kitchen, dining space, and sitting room. The kitchen includes integrated appliances, such as a washing machine, under-counter fridge, and dishwasher. Patio doors from the living area open onto a shared flagged patio.

Both bedrooms are furnished with double beds, bedside tables, drawers, and wardrobes. The main bedroom benefits from an en-suite bathroom, shower sink and WC and there is a second double bedroom along with a main bathroom. A secure allocated parking space is included, with lift and stair access from the lower-ground floor.

The property is conveniently located within walking distance of Meanwood Park, The Hollies, Waitrose Home & Food Hall, and Northside Retail Park. Meanwood's local parade features a mix of shops, cafés, bars, pubs, and restaurants. Excellent transport links are available, with a bus stop directly outside the development providing easy access to the city centre and surrounding. The Leeds Ring Road is also nearby, offering quick connections across the city and to the motorway network.

The apartment is fully furnished and ready to move in.

### **Important Information**

Property Notice & Rental Information

Important:

No smoking or vaping is allowed inside the apartment.

#### Financial Details:

Holding Deposit: £270 (equivalent to one week's rent)

Bond: £1,300

Availability: Available now

#### Property Condition:

The property is broadly let as shown in the photographs displayed in our marketing.

#### Application Process:

Complete an application form for this property.

Once your application appears likely to meet our formal referencing checks and the landlord is happy to grant the tenancy:

A holding deposit will be required to secure the property and remove it from the market while formal referencing checks are completed.

The holding deposit will either be deducted from your first month's rent or your bond.

Important: If false information is provided that results in your application being rejected or failing referencing checks, the holding deposit will be retained.

#### Regulatory Information:

Client Money Protection Scheme: We are members of Client Money Protect –





Total Area: 62.6 m<sup>2</sup> ... 674 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

Membership Number: CMP004399

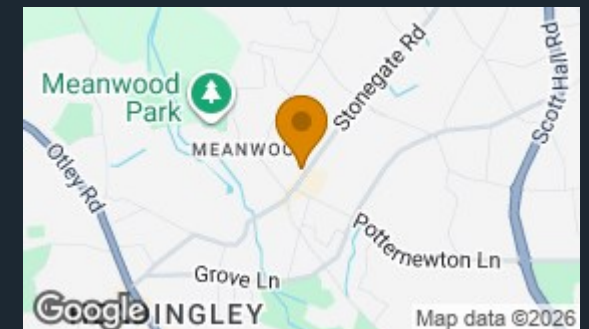
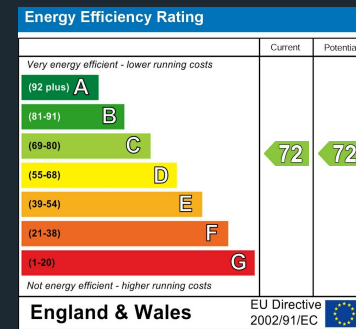
Redress Scheme: The Property Ombudsman – Agent Number: D11805

Additional Information:

For a full breakdown of fees, please visit our website: Cornerstone Estate Agents – Schedule of Fees

Local Authority  
Leeds City Council

Council Tax Band  
C



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#### Contact

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