CORNERSTONE

Room 1, Flat 2 116 Otley Road, Leeds, LS16 5JX

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Flat 2 116 Otley Road
£650 Per Month

ROOM 1 – LARGE DOUBLE BEDROOM - INCLUDES COUNCIL TAX AND WATER

Located on the first floor of a beautifully refurbished duplex flat within a charming listed building, this spacious room is part of a unique property situated in the highly sought-after Far Headingley Conservation Area.
The flat spans two generous floors and has been newly decorated and carpeted throughout, offering a perfect blend of historic character and modern comfort. Features include impressively high ceilings, abundant natural light, and tasteful furnishings that complement the flat's period charm.

Spacious Living Room:
Well-Equipped Kitchen – Fitted with all the essential appliances
Bathrooms & Toilets – On the first floor, you'll find a generously sized bathroom with a shower over the bath, a sink, and a separate WC. The second floor offers an additional well-proportioned bathroom complete with a shower, sink, and WC.

Transport Links:
Found set back from Otley Road, this property has excellent public transport links, with regular bus services to Leeds city centre.
Local Amenities:
Within walking distance to Headingley's lively bars, cafes, shops, and restaurants, perfect for enjoying your downtime with friends and family.
A Sainsbury's and local convenience stores are nearby for all your everyday needs.

Green Spaces:
Enjoy the outdoor lifestyle with Meanwood Park & Beckett Park, and other green areas nearby, offering scenic walking routes and space for outdoor activities.
For those who love a good run or outdoor sports, Headingley is home to many recreational fields and sports clubs, including Headingley Stadium, the iconic home of Leeds Rugby and Cricket
Perfect for young professionals, with proximity to Leeds Beckett University and the University of Leeds.

Benefit from a large communal garden at the front of the property. This outdoor space is perfect for sitting out in the warmer months. A communal car park is located at the rear of the property.

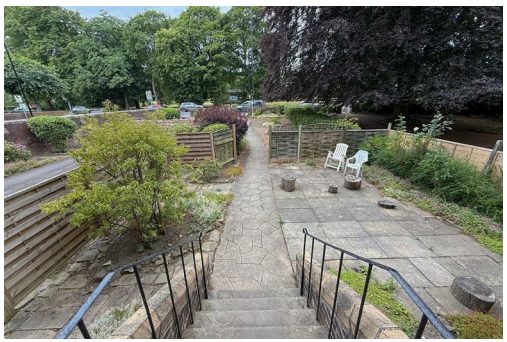
Available Early September

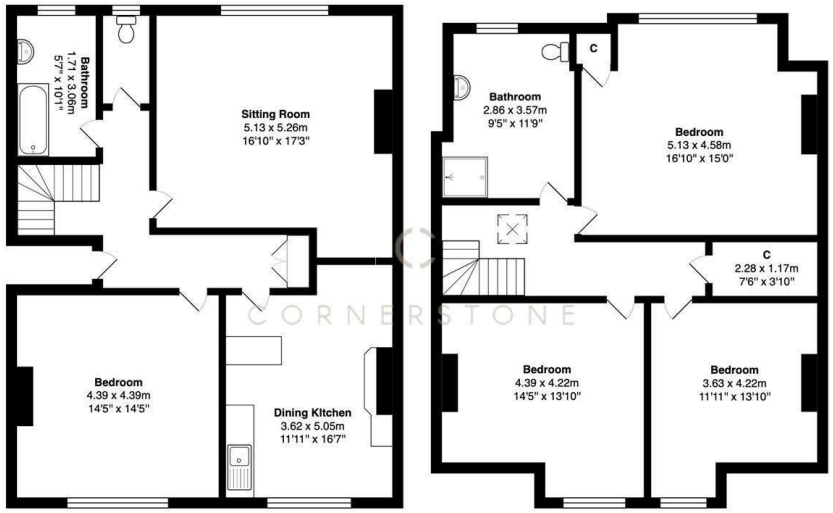
Tenancy Type: SHARED

BOND £750

HOLDING DEPOSIT £150.00

To apply for this property, each prospective tenant (and any guarantor, if required) must complete an application form. Once we have assessed your application and deem it likely to meet the requirements of our formal referencing process, and the landlord confirms they are happy to proceed based on the agreed terms, we will request a holding deposit to reserve the property and remove it from the market.
The holding deposit is the equivalent of one week's rent and will be deducted from your first month's rent or tenancy deposit upon successful completion of referencing and agreement of tenancy terms. By paying the holding deposit, you are confirming your intention to





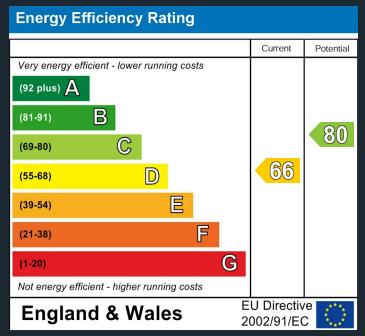
Ground Floor First Floor

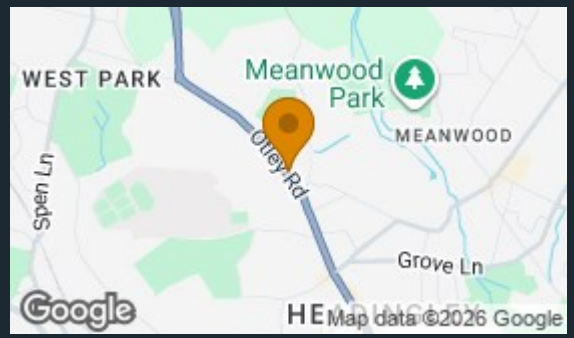
Total Area: 161.4 m² ... 1737 ft²

All measurements are approximate and for display purposes only

Local Authority
Leeds

Council Tax Band
D





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

The Property Ombudsman

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