



CORNERSTONE

8 Mansfield Place, Far Headingley, Leeds, West Yorkshire, LS6 4BL







8 Mansfield Place

£1,185 PCM

This unique, fully furnished property offers a charming blend of character and contemporary style. Arranged over three floors, the cottage boasts a modern finish throughout and features a private rear wooden decked balcony, providing tranquil, tree-lined views.

Situated on a quiet cul-de-sac surrounded by period and character properties, the location offers both tranquillity and convenience. A range of independent shops, cafés, and restaurants are within walking distance, while further amenities can be found in Headingley, Meanwood, and Leeds city centre, all easily accessible by bus or car.

ENTRANCE VESTIBULE

Entering the property through the front door, you are welcomed into a neutrally decorated entrance vestibule featuring a large double-glazed window that allows plenty of natural light to flow into the space. The area benefits from ample cloak and shoe storage, including a number of wall-mounted shoe storage cupboards. The vestibule provides access into the spacious open-plan sitting and dining room.

SITTING AREA

The sitting area features a charming wood-effect floor and neutral décor, creating a bright and welcoming atmosphere. The chimney breast houses an electric wood-burning stove, positioned on a white granite hearth with a wine rack situated below. A large double-glazed window fills the room with natural light, while glazed French doors provide access to the decked garden balcony.

DINING AREA

The dining area continues with the wood effect floor from the sitting area and continues to be neutrally decorated. A large double glazed window is present which again allows ample light to pour in. A character wooden door opens to a staircase that leads down to the breakfast kitchen. An open staircase from the dining area leads to the first floor.

BREAKFAST KITCHEN

The kitchen is neutrally decorated and benefits from grey floor tiling. The kitchen is fitted with ample lower and upper level cupboards. A breakfast island is present which boasts further cupboard space and seating for two. The upper level cupboards have spot lighting under and the ceiling has spot lighting above. The utilities comprises a stainless steel sink with drainer, gas hob with a stainless steel extractor above, integrated fridge freezer, integrated dish washer, integrated washing machine and separate dryer. A large double glazed window also exists which allows ample light to pour in.

LANDING

The landing is neutrally decorated and boasts a high ceiling. The landing leads to the bathroom and principal bedroom.

PRINCIPAL BEDROOM

The double bedroom is fitted with sliding wardrobes, a double bed, and a matching bedside unit.

BATHROOM

The bathroom is a good size and offers a separate bath, a separate corner shower, a sink, and a WC.

FRONT AREA

The front of the property benefits from two gravel borders and a parking space directly in front of the cottage for one car. To the side of the property a low level wooden timber shed exists. Please note parking is not available to the side of the property.

REAR WOODEN DECKED BALCONY

Accessed directly from the open plan sitting and dining areas you step out onto a large wooden decked balcony which has a lovely view over Far Headingley. The balcony is the perfect sun trap and somewhere to relax and unwind.

IMPORTANT INFORMATION

PLEASE NOTE

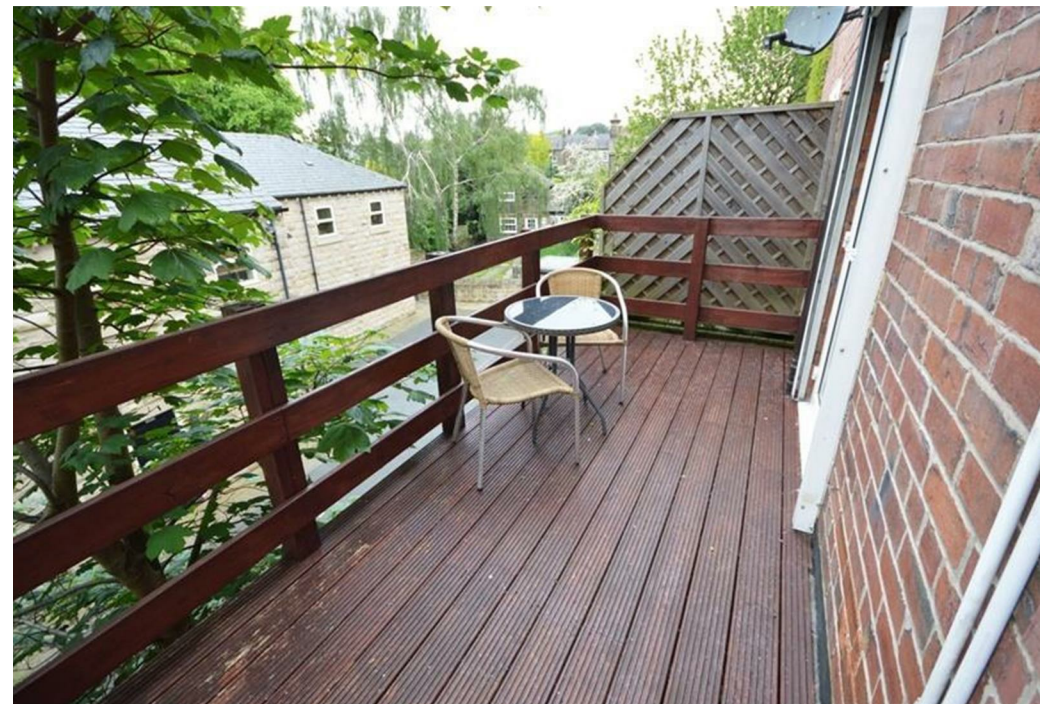
Applying for this Property

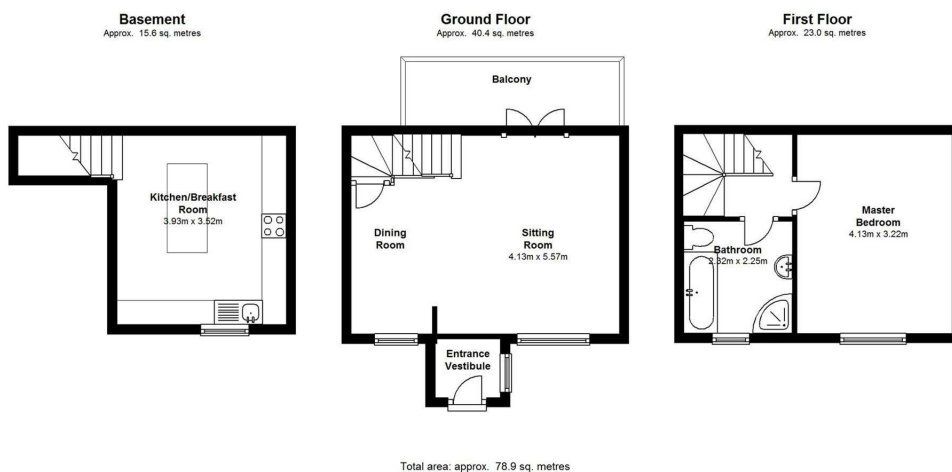
If you wish to apply to rent this property or any other property managed by us, all applicant(s) must complete an application form. Once we have reviewed your application and are satisfied that you are likely to meet our formal referencing requirements, and subject to the landlord/landlady's approval of the agreed tenancy terms, a holding deposit will be required to secure the property.

The holding deposit will reserve the property and remove it from the market while the formal referencing checks are completed. The holding deposit is equivalent to one week's rent (£270.00) and will be deducted from either your first month's rent or your tenancy deposit (bond) once the tenancy proceeds.

Please note that if any false or misleading information has been provided during the application process, and this results in your application being rejected or failing the referencing checks, the holding deposit may be retained.

Holding Deposit: £270.00





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 Agent Number is D11805.

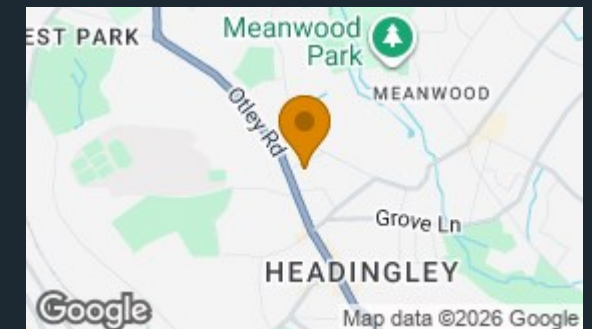
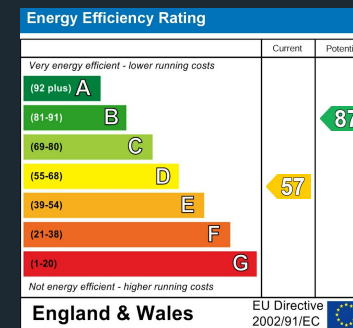
For full details of our fees and charges, please visit our website: [Cornerstone Estate Agents](https://www.cornerstoneestateagents.co.uk) and view our Schedule of Fees.

Local Authority

Leeds City Council

Council Tax Band

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