



CORNERSTONE

11 Northgate House, 33 Stonegate Road, Meanwood, LS6 4FL



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11 Northgate House

£1,150 PCM

Cornerstone Sales & Lettings are delighted to offer to let this contemporary two bedroom, two bathroom apartment with open plan living in the heart of Meanwood. The property includes white goods comprising a washing machine and integrated dish washer.

The apartments location is walking distance to everything Meanwood has to offer. This includes Meanwood Park, The Hollies, Waitrose Home & Food hall, The Northside Retail Park which includes an Aldi and much more.

The busy parades of Meanwood boast many highly regarded retailers and smaller independent business including cafes, bars and restaurants.

Transportation links are superb with a bus stop outside the development which gives easy access into the city centre and the local/neighbouring suburbs.

The ring road is a moment's drive from the property allowing easy access around Leeds and to the motorway network.

Internally the property comprises an open plan living space incorporating a kitchen, dining and sitting room area with a large storage cupboard/utility cupboard, This space leads to the principal bedroom with en suite, bedroom two and the main bathroom.

The apartment has some great views through its large windows which also allow natural light to pour in.

Externally the apartment has the benefit from some communal external space which would allow you to sit out in the summer months. This space also has a good view out over Meanwood and beyond.

The apartment is let with a secure allocated parking space and a lift or stairs gives access to the apartment from this lower ground floor parking area.

Overall a stunning property that just recently been built and completed. We expect this one to be popular.

OPEN PLAN LIVING

The open plan living space comprises the kitchen, dining area and sitting room area. A large window to the front elevation of the development allows ample light to pour in. The kitchen comprises neutrally finished cupboards with a matching worktop. The kitchen utilities comprise a stainless steel sink with drainer, integrated oven, hob with extractor above, integrated fridge freezer and an integrated dish washer. The dining and sitting room area are decorated neutrally and a lovely wood effect floor is throughout. A handy storage/utility cupboard is accessed from the kitchen and houses the washing machine. Both bedrooms are entered from this room and also is the main bathroom. Furniture included in this room comprises Dining Table & Chairs, TV Stand, Coffee Table & Sofa.

PRINCIPAL BEDROOM

A neutrally decorated bedroom that has a large window to the front elevation. This bedroom has its own en suite. Furniture included in this room Bed including Mattress, Bedside Table, Wardrobe and Desk.

EN SUITE

A partially tiled en suite that comprises a corner shower cubicle with rain dance shower head and a second flexible hose, wall mounted wash basin, low level W.C. and a chrome towel rail.

BEDROOM TWO

Again a spacious bedroom that is neutrally decorated with a large window to the front elevation of the building. Furniture included in this room Bed including Mattress, Bedside Table and Wardrobe.

BATHROOM

The main bathroom is partially tiled comprising a corner shower cubicle with a rain dance shower head and a second flexible shower hose, wall mounted wash basin, low level W.C. and a chrome towel radiator exist.

COMMUNAL PATIO

It is our understanding the development benefits from a communal patio area perfect for sitting out in the summer months to enjoy the far-reaching view.

SECURE PARKING

The apartment is let with an allocated parking space. The car park is accessed by a metal sliding door. The apartment can be accessed from the car park by either a lift or stairs.

IMPORTANT INFORMATION

Please Note

No pets permitted

No smoking/Vaping inside the apartment

Holding Deposit – £265.00

Application Process

To apply for this property, all applicants must complete an application form. Once your application has been reviewed and we are satisfied that you are likely to meet our formal referencing criteria—and subject to the landlord's approval—we will require a holding deposit to secure the property and remove it from the market while referencing checks are carried out.

The holding deposit is equivalent to one week's rent and will be deducted from your first month's rent or tenancy deposit.

Please note: if false or misleading information is provided and this results in your application failing the referencing process, the holding deposit will be retained.

Client Money Protection

We are members of the Client Money Protect scheme.

Membership Number: CMP004399

Redress Scheme

We are members of The Property Ombudsman.

Agent Number: D11805

Additional Information

For full details of our fees, please visit our website www.cornerstoneleeds.co.uk



Floor Plan

Approx. 62.7 sq. metres (675.1 sq. feet)

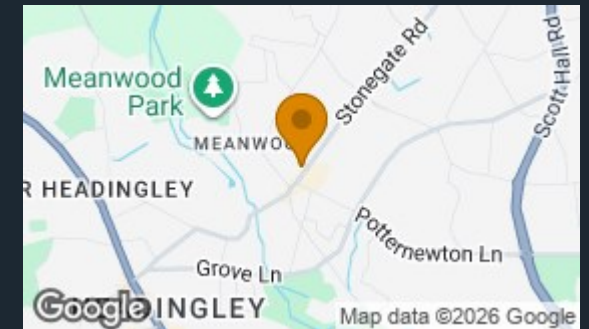
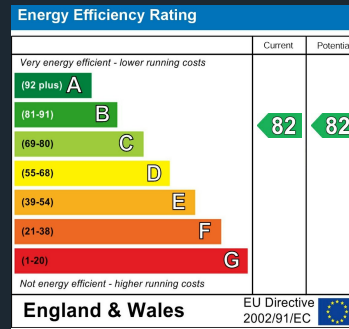


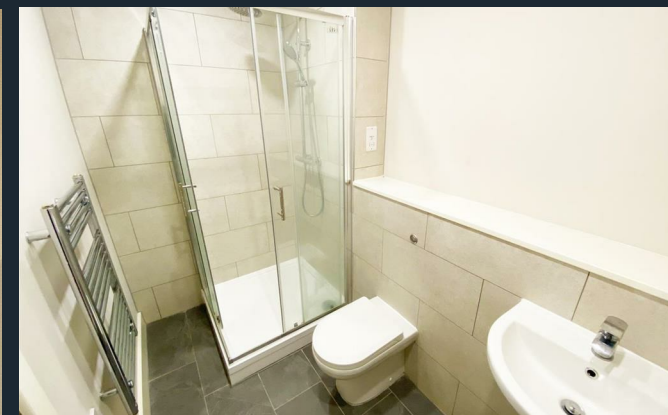
Total area: approx. 62.7 sq. metres (675.1 sq. feet)

Floor plans are for identification only. All measurements are approximate.
Plan produced using PlanUp.

Local Authority
Leeds City Council

Council Tax Band
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