CORNERSTONE

49 Carr Bridge Drive, Leeds, LS16 7LB







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49 Carr Bridge Drive
£1,450 Per Month

Located on a quiet road in the sought-after LS16 area, Carr Bridge Drive offers a wonderful blend of comfort, style, and convenience. This lovely 3-bedroom semi-detached home is perfect for families or professionals seeking a spacious living environment with the added benefit of a private garden.

Kitchen: A modern shaker-style kitchen in cream comes complete with appliances such as an integrated fridge/freezer, integrated dishwasher, gas hob, oven, and washing machine which is located in a separate space off the kitchen.

Spacious Living Areas: The living space flows from the kitchen into a good-sized sitting area. This room features patio doors that open to the rear of the house, bringing in natural light and providing a beautiful view. To note the fire is a focal point only in this room.

The second living space is tucked away at the front of the house, perfect usage as a snug or office space.

There is also a downstairs WC

Three Comfortable Bedrooms: Upstairs, you will find two spacious double bedrooms one Double bedroom is fitted with good-sized wardrobes and draws, and a single bedroom.

Bathroom: The bathroom is neutrally decorated with a shower over the bath.

Private Garden: The garden is a generous size, perfect for outdoor activities, gardening, or simply unwinding after a long day. The adjoining patio area is an ideal sun trap after a long day's work.
Access to a good-sized Garage is also a bonus to the property.

To note Some areas will also feature brand-new carpets. This will be in the large living area downstairs, stairs and landing, and one of the double bedrooms. The property will also be left with blinds and curtains.

Location Carr Bridge Drive is situated in the desirable LS16 area, known for its friendly community, excellent schools, and convenient access to local amenities. Whether you're commuting to work or exploring the surrounding area, you'll find transport links and shopping facilities just a short distance away.

BOND: £1,650

HOLDING DEPOSIT: £330

Applying for this Property

Applicants wishing to rent this property must complete an application form. Once we have reviewed your application and are satisfied that you are likely to meet our formal referencing requirements, we will seek the landlord's approval before proceeding.

A holding deposit equivalent to one week's rent will then be required to secure the property and remove it from the market while formal referencing checks are completed.

The holding deposit will be deducted from either your first month's rent or your tenancy deposit, as agreed.

Please note that if you provide false or misleading information which causes your application to fail or be rejected, you may lose your holding deposit in accordance with the applicable legal requirements.

Client Money Protection Scheme

Cornerstone Sales & Lettings is a member of Client Money Protect. Our membership number is CMP004399.

Redress Scheme

We are members of The Property Ombudsman. Our membership number is D11805.

Schedule of Fees

Please visit the Cornerstone Sales & Lettings website to view our schedule of fees.













Total Area: 115.2 m² ... 1240 ft²

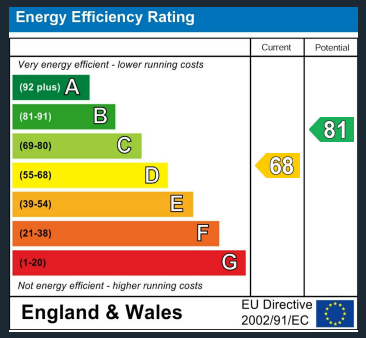
All measurements are approximate and for display purposes only

Local Authority

Leeds City Council

Council Tax Band

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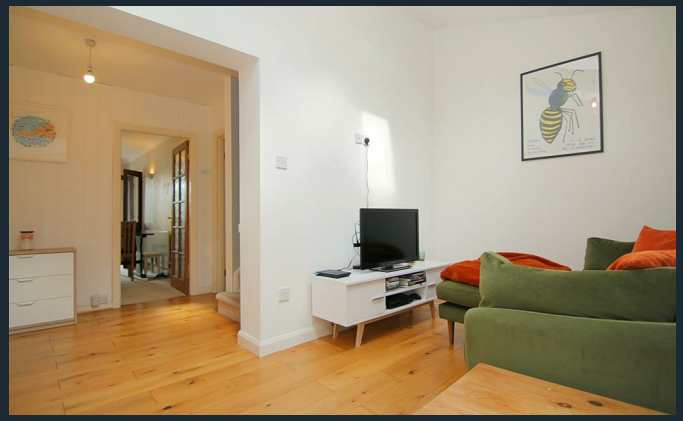




The Property Ombudsman







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