

Holly Beck, 15 Monk Bridge Terrace, Meanwood, Leeds, LS6







15 Monk Bridge Terrace

£1,200 PCM

The bungalow's accommodation is superb with an amazing open plan kitchen, dining area & sitting room with several double-glazed windows that look out into the mature and private garden. A neutrally decorated internal hallway leads to the principal bedroom with an en-suite, two further well-proportioned bedrooms, and the family bathroom.

Externally the bungalow benefits from a south-facing garden to the side with a front and rear garden. A timber shed is present perfect for storage of garden tools etc.

Meanwood offers many amenities including a park. Amenities such as a Waitrose Home and Food and the Northside Retail Park which includes an Aldi and much more are present. A number of popular cafes, bars, pubs, and restaurants also exist.

Leeds city centre can be easily accessed from this location (approximately three miles) with frequent public transportation.

Overall a highly desirable location and a highly desirable property.

OPEN PLAN KITCHEN, DINING AREA & SITTING ROOM

The kitchen is spacious and neutrally decorated. It comprises several shaker-style cupboards with a contrasting worktop and tiled splash backs. The kitchen utilities comprise a one-and-a-half sink with a drainer with two large double-glazed picture windows above. An oven, four-ring gas hob, an integrated fridge, freezer and dishwasher exist. The kitchen opens into the dining area and sitting room through an opening. The dining area & sitting room is neutrally decorated with a large double-glazed window that looks out into the front garden.

HALLWAY

A neutrally decorated hallway that leads to all the existing rooms in the property. This is where the free standing washing machine and dryer is placed, these two items are left as a gesture of goodwill.

MAIN BEDROOM

A spacious double bedroom that is neutrally decorated with its own en-suite.

EN-SUITE

A neutrally decorated en-suite which comprises a tiled shower cubical, pedestal wash basin, low level W.C. and a chrome towel radiator.

BEDROOM TWO

The single bedroom is neutrally decorated, with a patio door leading out into the garden.

BEDROOM THREE

A double bedroom neutrally decorated with a double-glazed window that allows ample light in and looks out into the south facing garden.

FAMILY BATHROOM

The family bathroom is mostly tiled. The bathroom comprises a bath with shower over, glass screen, a pedestal wash basin, low-level W.C. and a chrome towel radiator.

THE GROUNDS

You enter into 'Holly Beck' through a metal gate and a flagged pathway leads up the garden to the main entrance into the bungalow and where a patio area exists. The patio area looks out over the south-facing garden where a lawn, several borders, and a timber shed exist. The grounds also comprise a front and rear garden.

IMPORTANT INFORMATION

Council Tax Band: C

Holding Deposit: £275.00

Deposit: £1,350.00

Important Information

No smoking or vaping is permitted inside the property.

The washing machine and tumble dryer have been left at the property as a gesture of goodwill. Should either appliance break down, the landlord will not be responsible for replacing them.

There is no loft access.

Applying for This Property

The application process for applicants wishing to rent this property, or any other property marketed by Cornerstone Sales & Lettings, is as follows:

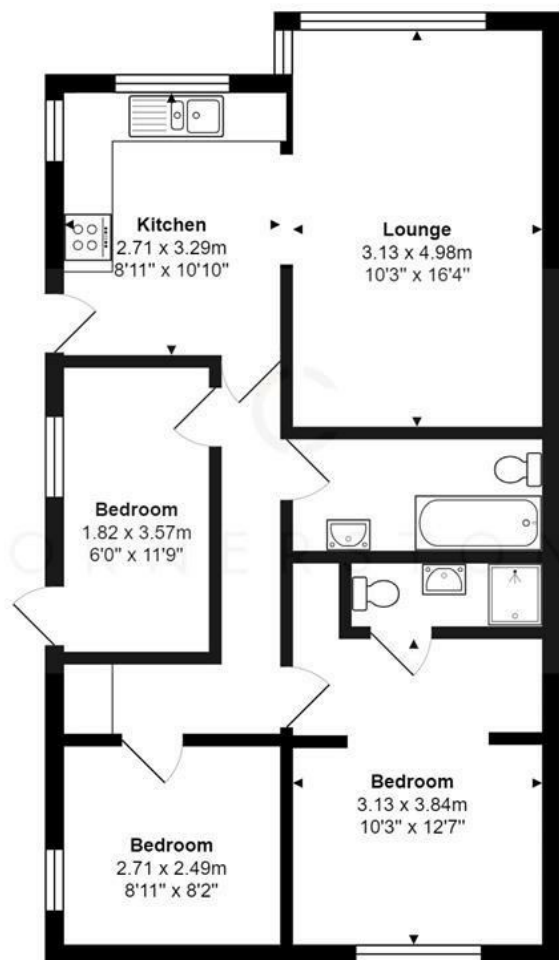
An application form must first be completed. Once we are satisfied that the application is likely to meet our formal referencing requirements, and the landlord/landlady is happy to proceed with the tenancy based on the agreed or specified terms, a holding deposit will be required.

The holding deposit secures the property and removes it from the market while the formal referencing checks are completed. The holding deposit is equivalent to one week's rent and will be deducted from either the first month's rent or the tenancy deposit.

Please note that if false or misleading information has been provided and this results in the application being rejected or the referencing checks failing, the holding deposit may be retained in accordance with the applicable regulations.

Client Money Protection





Total Area: 66.7 m² ... 717 ft²

All measurements are approximate and for display purposes only

We are members of Client Money Protect.

Membership Number: CMP004399

Redress Scheme

We are members of The Property Ombudsman.

Agent Number: D11805

Schedule of Fees

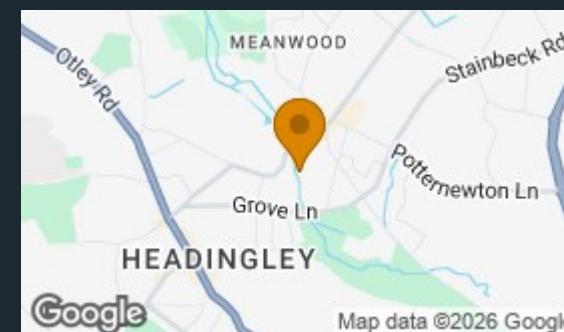
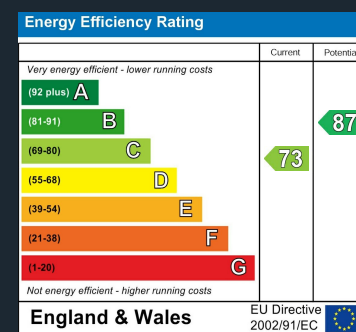
Please visit the Cornerstone Sales & Lettings website to view our current Schedule of Fees.

Local Authority

Leeds City Council

Council Tax Band

C





Cornerstone Lettings
13 Stonegate Road
Leeds
West Yorkshire
LS6 4HZ



Contact
0113 2745360
office@cornerstoneleeds.co.uk
www.cornerstoneleeds.co.uk