



CORNERSTONE

20 Highbury Place, Meanwood, Leeds, LS6 4HD







20 Highbury Place

£950 PCM

WELCOME TO Highbury Place, MEANWOOD

In the heart of Meanwood, this charming one-bedroom Victorian back-to-back house offers the perfect blend of character and modern style. Located at Highbury Place, this delightful property retains many period features while providing all the essentials for contemporary living.

With its classic exterior and inviting atmosphere, this house is ideal for those seeking a cosy yet stylish home in a prime Leeds location. Close to local amenities, transport links, and the bustling centres of Meanwood & Headingley. This property offers convenience, comfort, and charm in equal measure. Whether you're a professional or a couple looking for your first or next home this lovely property must be viewed.

LIVING ROOM

The living room is decorated in a modern tone with a high ceiling with inset spotlights. A lovely wood effect floor with high skirting boards is present and a focal point to this room is a feature fireplace sat above a granite hearth with a neutrally finished surround. The kitchen is accessed from the living room.

KITCHEN

A modern kitchen which benefits from ample lower and upper-level cupboards finished in grey. A contrasting worktop with tiled splash backs exists with metro tiled splash backs. The kitchen utilities comprise a stainless sink with a drainer that has a double-glazed window above. An integrated oven, four four-ring gas hob and an extractor fan above. A under the counter fridge with a small freezer compartment. A timber door leads down into the cellar/utility area and a staircase leads to the first floor. There is space for a larger freezer to be installed in the cellar at your discretion.

UTILITY AREA/CELLAR

A staircase leads down from the kitchen into the utility area/cellar. It benefits from a raised stone worktop with a washing machine above. PLEASE NOTE THE WASHING MACHINE IS LEFT AS A GOODWILL GESTURE BY LANDLORD. IT WILL NOT BE REPLACED OR REPAIRED. An opening leads into the cellar from the utility area. The gas meter and electrical fuse box are located here and the cellar has a radiator.

LANDING

A neutrally decorated landing that leads to the principal bedroom and bathroom.

PRINCIPAL BEDROOM

A large principal bedroom that is decorated in a modern tone. The principal bedroom benefits from a large double-glazed window and fitted wardrobes.

BATHROOM

A spacious bathroom which comprises a bath with tiled surrounds, a separate tiled shower cubical, a pedestal wash basin with a tiled splash back and a low-level W.C. with push flush. The bathroom is decorated in a modern tone and a large frosted double-glazed window allows ample light in.

ADDITIONAL INFORMATION

PLEASE NOTE

*UNFURNISHED

*BOND: £1,050

*HOLDING DEPOSIT: £215.00

NO SMOKING OR VAPING INSIDE THE PROPERTY.

Applying for This Property

The application process for applicants wishing to rent this property is as follows:

An application form must be completed. Once we are satisfied that your application is likely to meet our formal referencing requirements and the landlord is happy to grant the tenancy based on the agreed or specified terms, we will require a holding deposit to secure the property and remove it from the market while our formal referencing checks are completed.

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

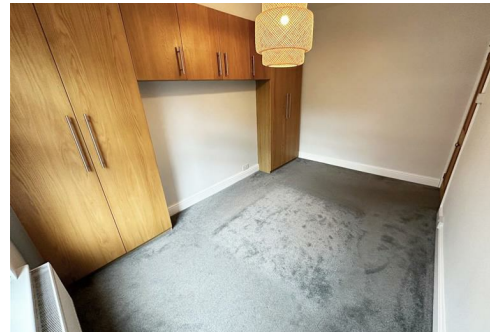
If false information has been provided and this results in your application being rejected or failing our referencing checks, your holding deposit will be retained and forfeited.

Client Money Protection Scheme

We are members of Client Money Protect. Our membership number is CMP004399.

Our Redress Scheme

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



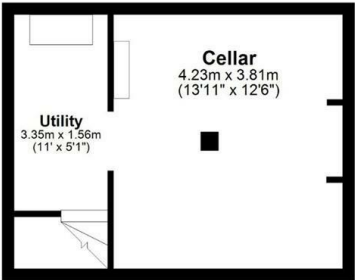
Schedule of Fees

Please visit our website to view our schedule of fees:

Cornerstone Sales & Lettings – Why Let With Us

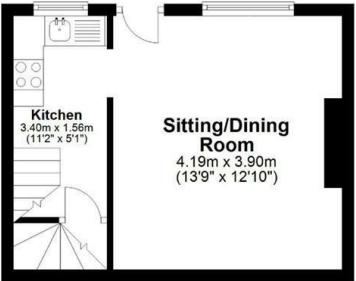
Cellar

Approx. 23.3 sq. metres (250.4 sq. feet)



Ground Floor

Approx. 23.4 sq. metres (252.2 sq. feet)



First Floor

Approx. 22.9 sq. metres (246.3 sq. feet)



Total area: approx. 69.6 sq. metres (748.9 sq. feet)

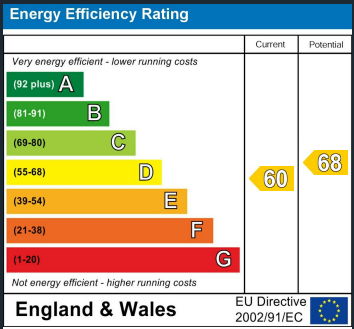
Floor plans are for identification only. All measurements are approximate.
Plan produced using PlanUp.

Local Authority

Leeds City Council

Council Tax Band

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