CORNERSTONE

Apartment 19, Oakhurst, 49 Cardigan Road, Headingley, Leeds,







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The Birth of Modernism





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£1,300 Per Calendar Month

Introduction

Available now is this superior and spacious two bedroom ground floor apartment which is set within a secure, gated development in the heart of Headingley.

Positioned to the rear of this attractive development, the apartment enjoys a particularly private and charm setting, surrounded by mature greenery and benefiting from direct access to communal gardens all while being on the doorstep of the centre of Headingley. The development itself offers resident parking and what feels to be a secure environment.

Accommodation

The property is well presented throughout, having been carefully maintained and tastefully decorated to create a welcoming and ready to move into home. The apartment is unfurnished but includes white goods comprising a fridge freezer and a washing machine.

The apartment is accessed via a small communal hallway in this part of the development. The apartment opens into a useful entrance vestibule, which leads into a generous central hallway—providing a sense of space from the outset and connecting all principal rooms.

At the heart of the home is a spacious open plan kitchen and living area, designed with both comfort and practicality in mind. The kitchen is fitted with a range of units and incorporates an integrated oven, hob with extractor above, and an integrated washing machine, and a freestanding fridge freezer. A breakfast bar/island subtly separates the kitchen from the living space, creating an ideal setting for both everyday living and entertaining.

The living area enjoys good natural light and features French doors that open directly onto a patio area and the communal gardens—perfect for relaxing outdoors and enjoying the surroundings.

The principal bedroom is a well proportioned double room, while the second bedroom is equally generous and benefits from a walk through wardrobe leading into a private en-suite shower room—offering flexibility for guests or shared living arrangements.

A stylish main bathroom serves the apartment, complemented by a storage cupboard located off the hallway, which houses the hot water cylinder and RCD fuse board.

Externally

The development is accessed via secure gates and provides resident parking. The communal gardens are well maintained and offer a pleasant outdoor space, with this apartment enjoying particularly convenient direct access to the rear communal garden via its French doors.

Location – Headingley
Situated in the ever popular location of Headingley, this apartment enjoys an enviable position being within walking distance of its vibrant centre. Headingley is an extremely popular suburb, known for its lively yet community focused atmosphere.

The area boasts an excellent range of amenities including independent cafes, restaurants, bars, and shops, alongside well known supermarkets and leisure facilities. Its unique blend of character, convenience, and green spaces makes it particularly attractive to professionals and academics alike.

Nearby Hyde Park provides expansive green space, while University of Leeds is within easy reach—making the location ideal for those working or studying in the city.

Leeds City Centre & Connectivity
Leeds city centre is approximately 2 miles away, offering an extensive array of retail, dining, and cultural attractions. From high-end shopping and award-winning restaurants to theatres, galleries, and a thriving business district, Leeds continues to be one of the UK's most dynamic cities.

The area benefits from excellent transport links, including regular bus services along Cardigan Road and nearby rail connections, ensuring convenient access both into the city and beyond. The apartment is also walking distance from Burley Park Train Station which offers a frequent services to Leeds City Centre & The City of York.

Summary
This impressive ground floor apartment combines space, privacy, and location, all within a secure and well-maintained development.

Important Information
AVAILABLE DATE: Now.

BOND: £1,400.00

HOLDING DEPOSIT: £300.00

Council Tax Band B.

Unfurnished But Includes White Goods.

Applying for This Property - Applicants wishing to rent this property will be required to complete an application form. Once Cornerstone has assessed your application as likely to meet our formal referencing requirements, and the landlord has agreed to proceed with the tenancy on the negotiated or specified terms, a holding deposit will be required to secure the property and remove it from the market while formal referencing checks are completed.

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

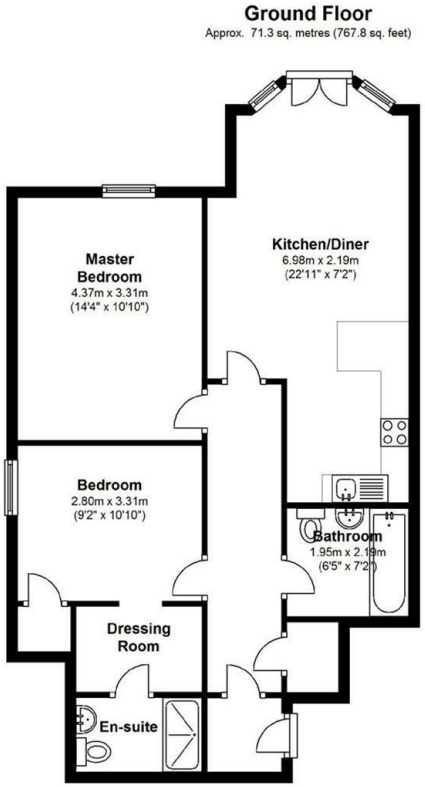












Total area: approx. 71.3 sq. metres (767.8 sq. feet)

Please note that if you provide false or misleading information that results in your application being rejected or failing the referencing process, your holding deposit may be retained in accordance with the applicable legal requirements.

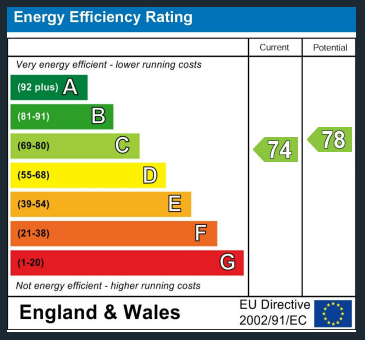
Client Money Protection Scheme - Cornerstone Sales & Lettings is a member of Client Money Protect. Our membership number is CMP004399.

Redress Scheme - Cornerstone Sales & Lettings is a member of The Property Ombudsman. Our agent reference number is D11805.

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

Local Authority
Leeds City Council

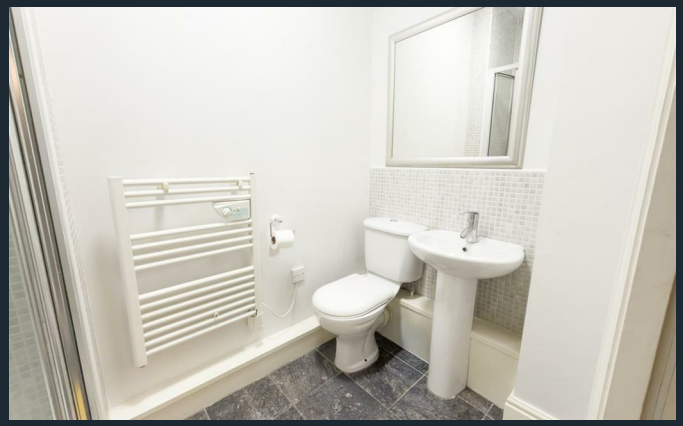
Council Tax Band
B

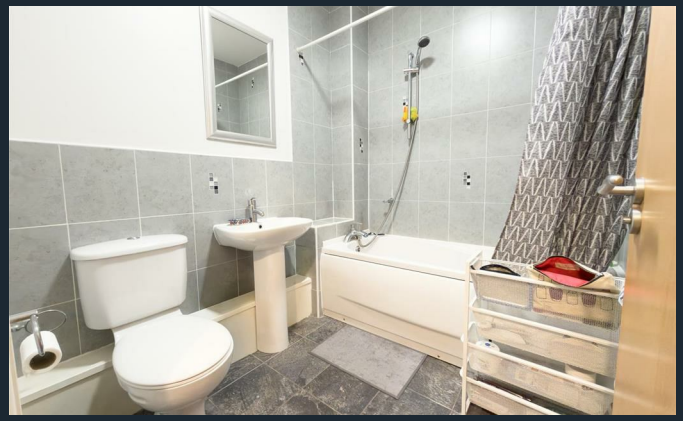




The Property Ombudsman







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