CORNERSTONE

35 Greenwood Mount, Leeds, LS6 4LG

£1,200 Per Month







2 | 3 x | 1 x | 1 x | C EPC







An excellent opportunity to rent this beautifully presented three-bedroom mid-terrace property, ideally situated in the highly sought-after heart of Meanwood, Leeds.

The property has recently undergone a full re-decoration and is presented in excellent decorative order throughout. Benefits include brand new beige carpets with new underlay fitted throughout, along with full redecoration creating a fresh, modern and welcoming living environment.

Located in the centre of Meanwood, the property enjoys easy access to an excellent range of local amenities including shops, cafés, restaurants, supermarkets and leisure facilities. Meanwood Park, Headingley, Leeds City Centre and major transport links are all within easy reach.

This fantastic home is ideal for professional couples, families or sharers seeking quality accommodation in a highly popular Leeds location.

Viewing Highly Recommended

Living Room/Entrance -

A spacious and comfortable reception room positioned to the front of the property, offering ample space for both seating and entertaining. Recently redecorated and benefiting from wood effect laminated flooring, the room provides a fresh and modern living environment centered around a decorative gas fire place that is currently capped.

Dining/Kitchen

Leading on from the lounge, the dining room carries the decorative theme boasting wooden fronted storage and basement access. A large window gives plenty of natural light to the room creating a lovely room for dining experiences. Basement provides two rooms which house meters.

A well-proportioned fitted kitchen to the rear of the property with a range of wall and base units, generous worktop space and room for essential appliances. Convenient access is provided to the rear of the property. - White goods and oven are provided as a gesture of good will and will not be replaced by the landlord.

First Floor Landing

The first-floor landing benefits from attractive wooden accents and character features,

creating a warm and stylish link between the bedrooms and family bathroom.

Bedroom One (Principle Bedroom)

A generous double bedroom featuring impressive floor-to-ceiling integrated wooden wardrobes, providing extensive storage while enhancing the room's character. Fully redecorated with new beige carpeting, this principal bedroom offers excellent space and functionality.

Family Bathroom

A particularly spacious family bathroom fitted with a modern Four-piece suite comprising a bath, separate enclosed shower, wash hand basin and WC. Finished to a high standard and offering plenty of space for family living.

Second Floor

Bedroom Two

Occupying the second floor, this attractive attic bedroom benefits from a substantial rear dormer extension, creating excellent head height and usable floor space. Good sized second double bedroom overlooking the rear of the property, finished with fresh décor and new carpeting. Ideal as a guest room with dorma roof giving plenty of space for a guest room.

Bedroom Three

A further front dormer window provides additional natural light and character to the room. Wooden accents continue throughout this level, giving the space a warm and distinctive feel. This versatile room is ideal as a home office or children's bedroom.

Outside

Attractive enclosed rear yard with artificial grass leading to the back communal access area grass area. The property enjoys a small front with planters on a popular residential street in the heart of Meanwood.

Location

35 Greenwood Mount is ideally positioned in central Meanwood, one of North Leeds most sought-after residential locations. Residents can enjoy easy access to an excellent range of local amenities including cafés, restaurants, independent shops, supermarkets and leisure facilities. Meanwood Park, Headingley, Chapel Allerton and Leeds City Centre are all within easy reach, with excellent transport links nearby.

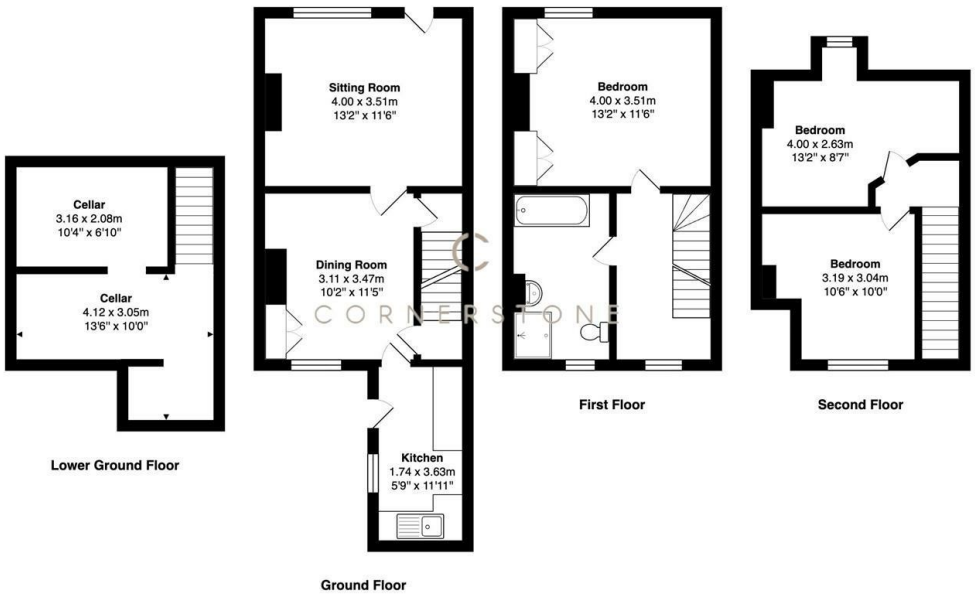












Total Area: 107.7 m² ... 1160 ft²

All measurements are approximate and for display purposes only

IMPORTANT INFO

AVAILABLE DATE: Now.

BOND: £1,380

HOLDING DEPOSIT: £270

Council Tax Band B.

Unfurnished - WHITE GOODS AND OVEN LEFT AS GESTURE OF GOOD WILL NOT BE INCLUDED IN TENANCY

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.

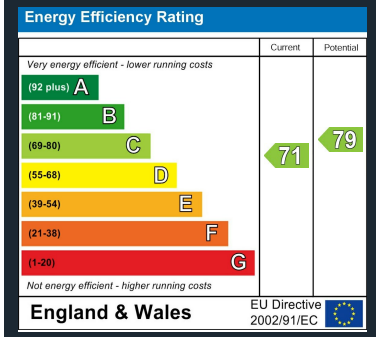
The holding deposit is equivalent to one week's rent and will be deducted from either your first month's rent or your tenancy deposit, as applicable.

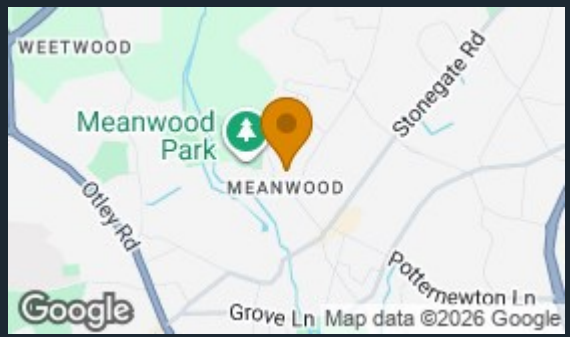
Please note that if you provide false or misleading information that results in your application being rejected or failing the referencing process, your holding deposit may be retained in accordance with the applicable legal requirements.

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.





The Property Ombudsman







Cornerstone Lettings
13 Stonegate Road
Leeds
West Yorkshire
LS6 4HZ

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