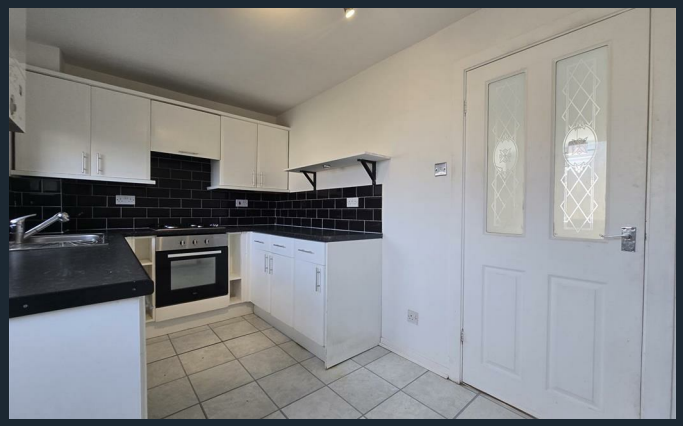
CORNERSTONE

41 Birchfields Rise, Whinmoor, Leeds, LS14 2HU



£1,000 Per Calendar Month

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41 Birchfields Rise

£1,000 Per Calendar Month

This property is in a popular location being close to the ring road giving easy access to Leeds City Centre, Roundhay and Crossgates. The M1 and the A64 to York are also a short drive from the property.

The ground floor comprises an entrance hallway, a sitting room/dining room and a kitchen diner to the ground floor.

The first floor comprises a landing with access to the principal bedroom, bedroom two and the bathroom.

The exterior comprises a front garden and a good-sized rear garden with a patio and a lawn. Two allocated parking spaces are found at the rear of the property.

Entrance Hallway
Upon entering through the front door, you find yourself in a welcoming entrance hallway. This hallway connects to both the sitting/dining room on one side and the staircase leading to the first floor on the other.

Sitting/Dining Room
A spacious and neutrally decorated with wood panel effect finished feature walls, the sitting room with a double-glazed window looks onto the front elevation. The sitting room leads into the kitchen diner.

Kitchen Diner
The kitchen diner is fitted with plenty of neutrally finished upper and lower-level cupboards with contrasting worktops and metro-tiled splashbacks. The kitchen utilities comprise a stainless steel sink with a drainer, an integrated oven, and a gas hob with an extractor hood. A wall-mounted gas boiler, space for a fridge/freezer and space for a washing machine exist. The kitchen diner overall is neutrally decorated. A door gives access out into the rear garden and a double-glazed window above the sink allows natural light into the kitchen diner.

Landing
The landing leads to the principal bedroom, bedroom two, the bathroom and a handy storage cupboard. A hatch above the landing gives access to a partially boarded loft space.

Principal Bedroom
A good-sized neutrally decorated bedroom with a double-glazed window.

Bedroom Two
A neutrally decorated bedroom with a double-glazed window that looks out over the rear garden.

Bathroom
A sleek tiled bathroom, comprising a bath with a rain dance shower above with a second flexible shower hose and a glass screen. A pedestal wash basin and a toilet are present and a frosted double-glazed window.

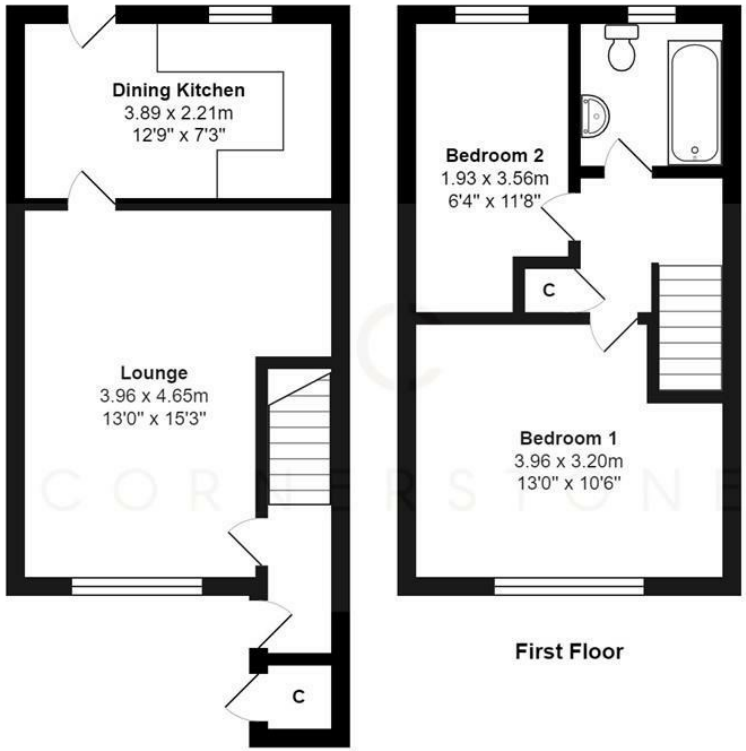
Front Garden
The front comprises a patio and gravelled area. It also has a handy outside store.

Rear Garden
The rear garden has a good-sized lawn and patio seating area. The garden is enclosed with boundary fencing and beyond the rear garden - parking is available for residents. The landlord advises there are two allocated parking spaces.

Important Information
PLEASE NOTE

Council Tax Band B.

Applying for this property - The process for an applicant(s) wanting to rent this or one of our properties. An application(s) form(s) must be completed and once we deem your application likely to fulfil our formal referencing checks and the landlord/landlady is happy to grant the tenancy based on the terms negotiated or specified we shall 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 the equivalent of one week's rent. The holding deposit will either be debited from your first month's rental payment or bond. If false or incorrect information has been provided and this causes your application to be rejected/fail our referencing checks your holding deposit will be retained by the



Total Area: 57.0 m² ... 613 ft²

All measurements are approximate and for display purposes only

agent.

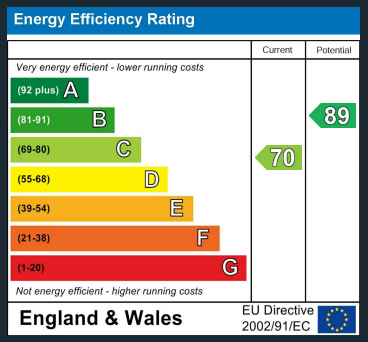
Holding Deposit - £230

Bond £1,150

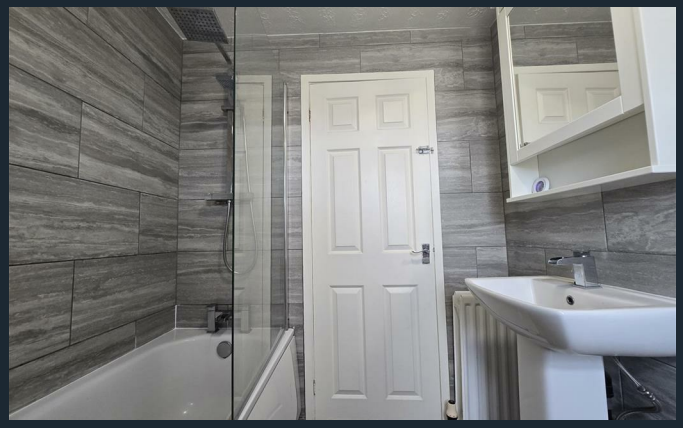
Client Money Protection Scheme - We are members of 'Client Money Protect' and our membership number is CMP004399.

Our Redress Scheme - The Property Ombudsman - Our Agent Number D11805.

Please visit our website - Cornerstone Estate Agents - To View Our Schedule of Fees.



The Property Ombudsman



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