



CORNERSTONE

# 23 Wellington Terrace, Leeds, LS13

## 2LH



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## 23 Wellington Terrace

£995 PCM

Cornerstone are proud to present to the rental market this charming 3-Bedroom Back-to-Back terrace set in the lovely location of Bramley.

This well-presented three-bedroom back-to-back terrace offers comfortable and practical living in a convenient Leeds location, ideal for families or professionals alike.

The property benefits from generous natural light throughout, thanks to large windows that create a bright and welcoming atmosphere. The cosy living room features a electric fireplace, perfect for relaxing evenings, while the kitchen comes fully equipped with white goods included, making moving in effortless. A dry basement provides valuable additional storage space equipped with shelving units and two separate rooms.

Upstairs, the property offers three well-proportioned bedrooms and Family bathroom. The principle bedroom on the first floor has a spacious foot print with a modern feel and large window, the remaining two bedrooms are on the top floor. The smaller of the two bedrooms features a Velux window drawing in natural light and the final large bedroom benefits from a dorma increasing usable space in the room.

Situated in a well-connected residential area, the property is within easy reach of local schools, making it ideal for families. Nearby parks and green spaces offer great opportunities for outdoor activities and leisure. Excellent public transport links provide quick and convenient access to Leeds city centre and surrounding areas, making commuting straightforward.

Residents will benefit from a range of nearby amenities, including local shops, supermarkets, gyms, and leisure facilities. The area also offers access to fitness centres and recreational spaces, ensuring a balanced and convenient lifestyle.

## Additional & Important Information

On Street Parking

**NO SMOKING OR VAPING IN THE PROPERTY.**

Holding Deposit - £229

Bond £1100

23, Wellington Terrace Leeds, LS13 2LH

£995 Per Calendar Month

Applying for this property - The process for an applicant(s) wanting to rent this property. 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 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 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 information has been provided and this causes your application to be rejected/fail our referencing checks, your holding deposit will be retained and not refunded.

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.

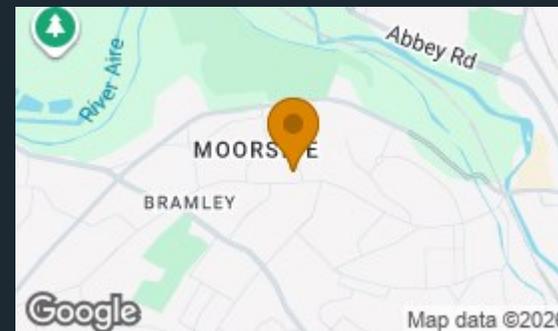
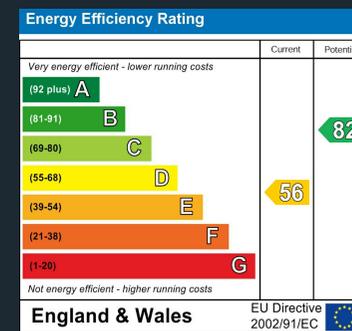
Please visit our website - Cornerstone Estate Agents - To View Our Schedule of Fees



- AMAZING LOCATION
- WHITE GOODS INCLUDED
- BASEMENT
- ELECTRIC FIRE
- COUNCIL TAX - A
- EPC - D

Local Authority

Council Tax Band





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