



CORNERSTONE

# 31 Northgate House 35 Stonegate Road, Leeds, LS6 4FL



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# 31 Northgate House 35 Stonegate Road

## £1,275 Per Month

This beautifully presented two-bedroom, one-bathroom apartment is ideally situated in the vibrant heart of Meanwood. The apartment is perfectly positioned within walking distance of everything Meanwood has to offer, including Meanwood Park, The Hollies, Waitrose Home & Food Hall and the Northside Retail Park with Aldi and other well-known retailers. Meanwood's popular high street is home to an excellent selection of independent cafés, bars, pubs and restaurants, giving the area a vibrant and welcoming atmosphere.

The apartment is tucked away to the rear of the building and offers a bright and spacious open-plan kitchen, dining and living area. Large picture windows flood the space with natural light, while a door opens directly onto a private roof terrace, providing the perfect place to relax or entertain. The living area is furnished with a two-seater sofa, an armchair, a coffee table, and a TV stand. The contemporary kitchen is fitted with an integrated oven, hob, and extractor fan, along with white goods including an under-counter fridge with a small freezer compartment and an integrated dishwasher. There is also a dining table and four chairs currently in the kitchen area of the apartment.

A separate utility and storage cupboard houses the washing machine and provides valuable additional storage space, helping to keep the living area clutter-free.

The furnished accommodation comprises a principal double bedroom with a double bed, bedside drawers, and a wardrobe. The second double bedroom is similarly furnished with the same layout. The property also features a modern house bathroom. Large windows create a bright, airy atmosphere across the apartment.

Transport links are excellent, with a bus stop located directly outside the development providing easy access into Leeds City Centre and surrounding suburbs. The nearby Ring Road also allows convenient travel across Leeds and onwards to the motorway network.

Further benefits include a secure allocated parking space, lift and stair access from the lower-ground-floor car park, bicycle storage facilities, and provision for electric vehicle charging points.

### **IMPORTANT INFORMATION**

Please note that some of the current tenant's items are visible in the photographs and will not

be included in the let. If you require further clarification, please ask during the viewing.

1) NO SMOKING OR VAPING INSIDE THE DEVELOPMENT AND APARTMENT.

Holding Deposit - £290.00

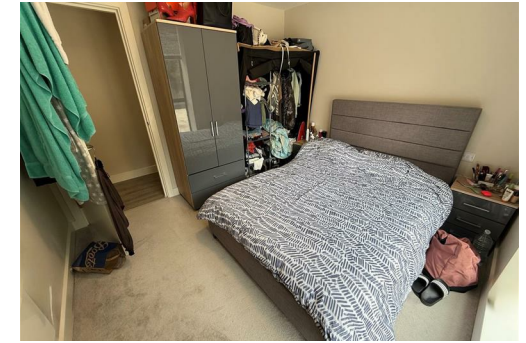
Bond £1,450

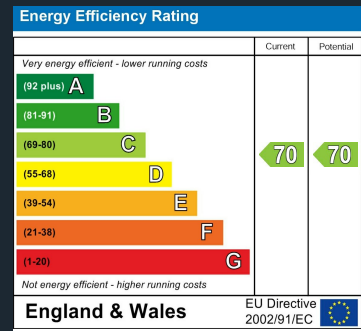
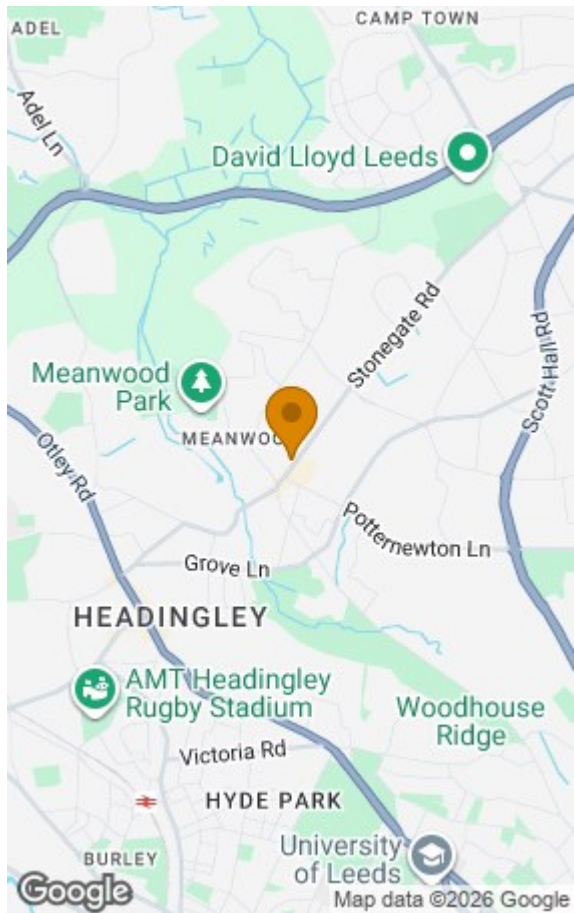
Applying for this property - The process for an applicant(s) wanting to rent this or one of our property's. An application(s) form(s) must be completed and once we deem your application likely to fulfil our formal referencing checks and the landlord is happy to grant the tenancy based on the terms negotiated or specified we shall require a holding deposit to secure the property and remove it from the market while the formal referencing checks are completed. The holding deposit is the equivalent to one weeks 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.

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

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

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





Local Authority  
Leeds City Council

Council Tax Band  
C



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