



CORNERSTONE

# Flat 5, 27 Stainbeck Lane, Chapel Allerton, Leeds, LS7 3QR



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## 27 Stainbeck Lane £1,150 PCM

Cornerstone are delighted to offer to let this well presented two bedroom top floor flat in Central Chapel Allerton with a garage and off street parking

Located in the heart of vibrant Chapel Allerton with excellent access to local amenities and transport links.

The property has been freshly decorated throughout and comprises of an entrance hall with a storage cupboard, lounge-diner, separate modern fitted kitchen, principal bedroom with fitted wardrobes, second double bedroom and a fully tiled bathroom.

Externally the property benefits from having its own garage and ample off street parking.

Viewing is highly recommended giving its finish, size and location.

### **HALLWAY**

A large hallway with modern neutral decoration that provides access to the kitchen, lounge diner, principal bedroom, double bedroom and bathroom.

### **KITCHEN**

Benefitting from modern wall & base units, complementary work surfaces, gas hob, electric oven, stainless steel extractor fan, stainless steel sink & drainer, washing machine, freestanding fridge freezer, modern brick tiling, double glazed window with fitted blind and modern flooring.

### **LOUNGE DINER**

The lounge diner benefits from modern neutral decoration, double glazed windows to the front & side elevations and gas central heating.

### PRINCIPAL BEDROOM

With modern neutral decoration, gas central heating, wall length built in wardrobes and dual aspect double glazed windows allowing lots of natural light into the room.

### DOUBLE BEDROOM

A further double bedroom finished in modern neutral decoration, gas central heating and open views.

### BATHROOM

A modern white three piece suite comprising a bath with shower over, wash basin, low level W.C., tiled walls, modern flooring, extractor fan and gas central heating radiator.

### EXTERNAL

Externally the property benefits from its own garage perfect for additional storage space if required as well as ample car parking spaces.

### IMPORTANT INFORMATION

NO SMOKING OR VAPING IN THE PROPERTY.

Holding Deposit - £260

Bond £1300 // £1150 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

### Stainbeck Lane, Chapel Allerton, Leeds, LS7

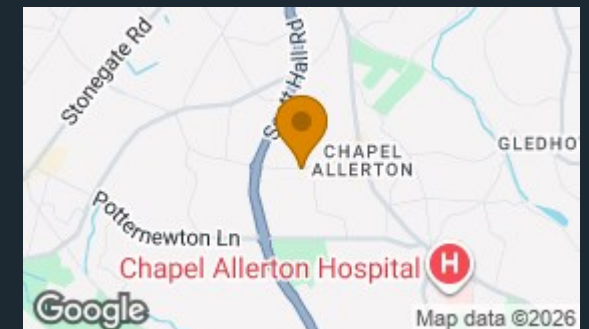
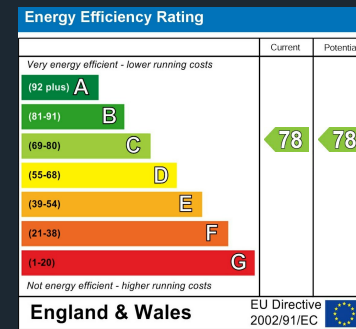
Approximate Area = 752 sq ft / 70 sq m (includes garage)

For identification only - Not to scale



Local Authority  
Leeds City Council

Council Tax Band  
B



Cornerstone Lettings  
13 Stonegate Road  
Leeds  
West Yorkshire  
LS6 4HZ

#### Contact

0113 2745360

[office@cornerstoneleeds.co.uk](mailto:office@cornerstoneleeds.co.uk)

[www.cornerstoneleeds.co.uk](http://www.cornerstoneleeds.co.uk)