



CORNERSTONE

9 Livinia Grove, Woodhouse, Leeds, LS7 1LH



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9 Livinia Grove

£1,500 Per Calendar Month

Cornerstone Sales & Lettings are delighted to offer to let this beautifully presented, boutique-style three-bedroom semi-detached home, tucked away on a pleasant permit parking cul-de-sac on the fringe of Leeds City Centre.

No. 9 Livinia Grove is offered in impeccable condition throughout and is ready for immediate occupation. The property boasts a low-maintenance, gravelled front garden enclosed by timber fencing, creating an attractive first impression. A modern white composite door opens into an entrance vestibule, leading through to a stylish sitting room. From here, an inner hallway provides access to a ground floor bedroom, a convenient W.C., and an impressive open-plan kitchen. The kitchen is well-equipped and features French doors opening onto the rear garden, allowing for a bright and sociable living space.

On the first floor, the property offers a landing and two further well-proportioned bedrooms.

The home is tastefully decorated throughout with a range of stylish finishes and is offered largely as seen in the marketing photography. Notable features include a wall-mounted TV with soundbar in the sitting room, along with a well-appointed kitchen benefitting from a freestanding American-style fridge freezer, a Smeg range oven, and a washing machine.

Externally, the rear garden has been designed with ease of maintenance in mind, being predominantly gravelled and ideal for enjoying the warmer months. A useful storage shed is also included, and the garden can be accessed via a side pathway.

This versatile property would be ideal for a family or two professional sharers, with the added benefit of a third bedroom on the ground floor that could serve as a guest room when friends or family visit.

The location is superb, situated approximately 1 mile from the heart of Leeds City Centre, making it easily accessible on foot in less than 20 minutes. Leeds is a vibrant and thriving city offering an excellent range of employment opportunities, particularly in the financial, legal, and digital sectors. The city centre boasts an extensive selection of shops, restaurants, bars, and cultural attractions, including Trinity Leeds, the Victoria Quarter, and a variety of theatres and galleries.

For education, the property is well placed for access to highly regarded institutions, including the University of Leeds, along with a range of local primary and secondary schools nearby.

The property is available immediately and is offered with a bond of £1,700.00.

Additional & Important Information

Parking is designated on the cul-de-sac, and a permit is required from Leeds City Council.

NO SMOKING OR VAPING IN THE PROPERTY.

Holding Deposit - £300.00

Bond £1,700.00

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.



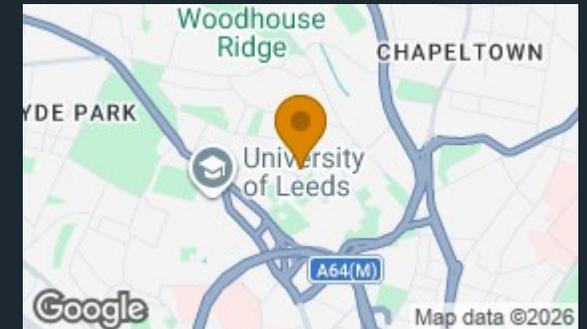
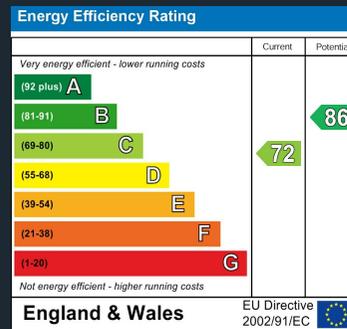


Total Area: 71.7 m² ... 772 ft²

All measurements are approximate and for display purposes only

Local Authority
Leeds City Council

Council Tax Band
A





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