



CORNERSTONE

# 1 Bentley Grove, Meanwood, Leeds, LS6 4AT



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# 1 Bentley Grove

## £1,250 Per Month

Nestled on a charming cobbled street, the property is just a short walk from the vibrant heart of Meanwood, with its array of shops, bars and restaurants. Beautifully finished and full of character, the home offers both front and rear gardens. The rear garden is block-paved—an ideal spot to unwind after a busy day. For those who enjoy green space, the scenic Meanwood Park is also just a short stroll away.

Residents will benefit from easy access to an excellent range of local amenities, including Waitrose Home and Food Hall, as well as the Northside Retail Park, which features a variety of stores such as Aldi. The location also provides convenient links to Leeds city centre and the popular suburb of Headingley, making it ideal for commuters and families alike.

### **Hallway**

You enter the property through a UPVC front door into a neutrally decorated hallway with wood-effect flooring, a dado rail and decorative coving. From here, there is access to the sitting room, kitchen-diner and the staircase to the first floor. A white storage unit offers additional practical space.

### **Sitting Room**

A well-proportioned room with a brick chimney breast and stone hearth, creating a central feature. A large bay window overlooks the front garden and brings in plenty of natural light. The room is neutrally decorated, with wood-effect flooring and coving to the ceiling. Shelving is fitted to both sides of the chimney breast.

### **Kitchen Diner**

The kitchen diner is finished in neutral tones with a contrasting feature wall and coving. It includes a good range of white base and wall units, a contrasting worktop and gloss white tiled splashbacks. Appliances include a one-and-a-half stainless steel sink with drainer and mixer tap beneath a large window, an oven, a four-ring ceramic hob, stainless steel splashback, extractor fan with spot lighting, and a dishwasher. A wooden door leads to the cellar, and a UPVC door opens into the rear garden.

### **Cellar**

Accessed via a stone staircase from the kitchen, the cellar is painted mainly white and provides useful storage space with fitted shelving.

### **Landing**

The first-floor landing is neutrally decorated and gives access to the principal bedroom, a second bedroom/study, the bathroom and a storage cupboard.

### **Principal Bedroom**

The main bedroom is neutrally decorated with wooden flooring and a large double-glazed window.

#### **Bedroom/ Study**

This second room can be used as a double bedroom or home office. It has wooden flooring, neutral décor and a double-glazed window providing good natural light.

#### **Bathroom**

The bathroom has tiled flooring and grey-tiled walls with neutral painted areas. It includes a bath with shower over and glass screen, a pedestal wash basin, and a low-level W.C. A frosted double-glazed window provides light and privacy.

#### **Landing**

A second landing area leads to two further double bedrooms. A window above the staircase brings in natural light.

#### **Double Bedroom**

A generously sized double bedroom, neutrally decorated with wooden flooring and a double-glazed window.

#### **Double Bedroom**

Another spacious double room with similar finishes—wooden flooring, neutral décor and a double-glazed window.

#### **Front Garden**

A low-maintenance garden with gravel and stone paving, leading to the front door. The space is enclosed by a brick-built wall.

#### **Rear Garden**

A paved rear garden offering a private space to sit out or entertain, particularly during the summer months.

#### **IMPORTANT INFORMATION**

TENURE - Freehold

Council Tax Band B.

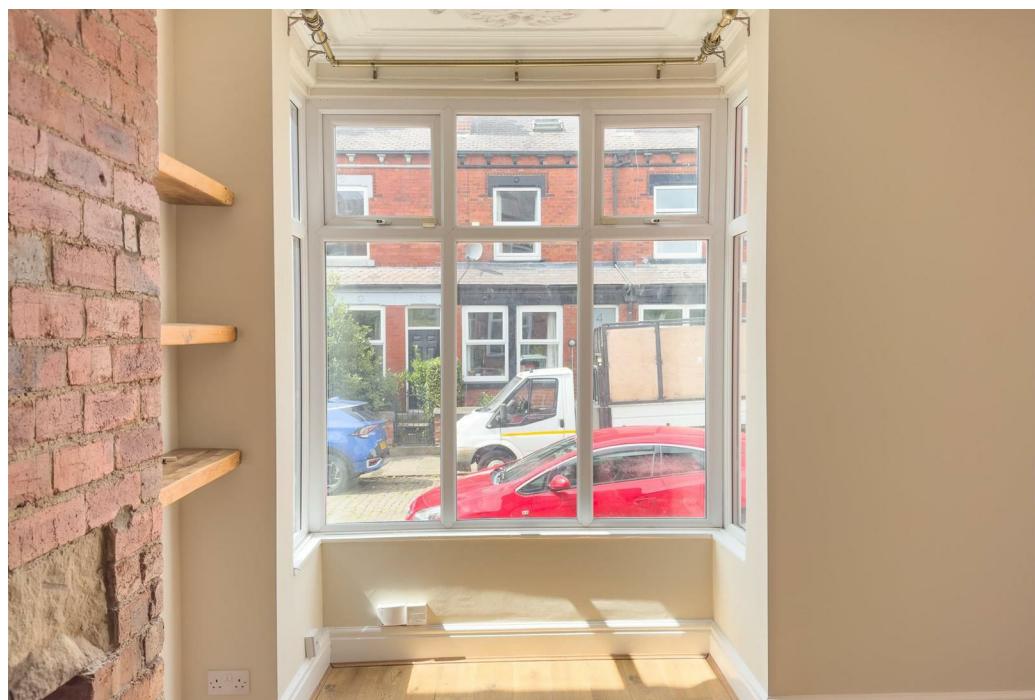
Available Now.

BOND £1,400

HOLDING DEPOSIT £280.00

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 then 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 lost.

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





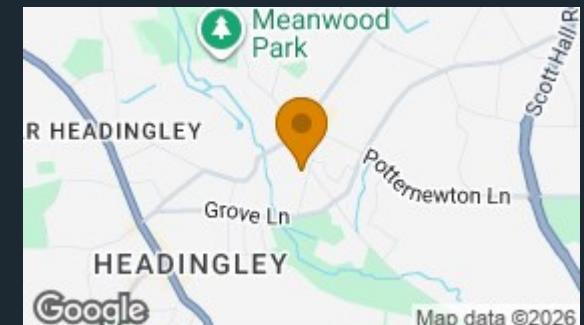
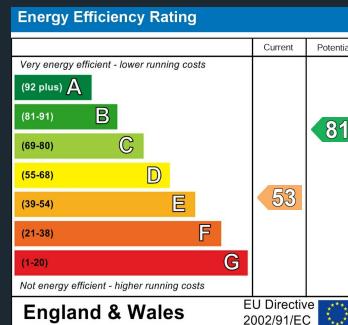
Total area: approx. 113.8 sq. metres (1224.5 sq. feet)  
Floor plans are for identification only. All measurements are approximate.  
Plan produced using PlanUp.

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  
B





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Leeds  
West Yorkshire  
LS6 4HZ

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