



CORNERSTONE

Holly Beck, 15 Monk Bridge Terrace, Meanwood, Leeds, LS6



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3 x

2 x

1 x

C E P C





15 Monk Bridge Terrace

£1,200 PCM

Cornerstone Sales & Lettings are delighted to offer to let 'Holly Beck' a well-presented three-bedroom semi-detached bungalow with an amazing garden adjacent to the Meanwood Beck. The property is situated within walking distance from the centre of Meanwood & Headingley.

The bungalow's accommodation is superb with an amazing open plan kitchen, dining area & sitting room with several double-glazed windows that look out into the mature and private garden. A neutrally decorated internal hallway leads to the principal bedroom with an en-suite, two further well-proportioned bedrooms, and the family bathroom.

Externally the bungalow benefits from a south-facing garden to the side with a front and rear garden. A timber shed is present perfect for storage of garden tools etc.

Meanwood offers many amenities including a park. Amenities such as a Waitrose Home and Food and the Northside Retail Park which includes an Aldi and much more are present. A number of popular cafes, bars, pubs, and restaurants also exist.

Leeds city centre can be easily accessed from this location (approximately three miles) with frequent public transportation.

Overall a highly desirable location and a highly desirable property.

OPEN PLAN KITCHEN, DINING AREA & SITTING ROOM

The kitchen is spacious and neutrally decorated. It comprises several shaker-style cupboards with a contrasting worktop and tiled splash backs. The kitchen utilities comprise a one-and-a-half sink with a drainer with two large double-glazed picture windows above. An oven, four-ring gas hob, an integrated fridge, freezer and dishwasher exist. The kitchen opens into the dining area and sitting room through an opening. The dining area & sitting room is neutrally decorated with a large double-glazed window that looks out into the front garden

HALLWAY

A neutrally decorated hallway that leads to all the existing rooms in the property. This is where the the free standing washing machine and dryer is placed, these two items are left as a gesture of goodwill.

MAIN BEDROOM

A spacious double bedroom that is neutrally decorated with its own en-suite.

EN-SUITE

A neutrally decorated en-suite which comprises a tiled shower cubical, pedestal wash basin, low level W.C. and a chrome towel radiator.

BEDROOM TWO

The single bedroom is neutrally decorated ,with a patio door leading out into the garden.

BEDROOM THREE

A double bedroom neutrally decorated with a double-glazed window that allows ample light in and looks out into the south facing garden.

FAMILY BATHROOM

The family bathroom is mostly tiled. The bathroom comprises a bath with shower over, glass screen, a pedestal wash basin, low-level W.C. and a chrome towel radiator.

THE GROUNDS

You enter into 'Holly Beck' through a metal gate and a flagged pathway leads up the garden to the main entrance into the bungalow and where a patio area exists. The patio area looks out over the south-facing garden where a lawn, several borders, and a timber shed exist. The grounds also comprise a front and rear garden.

IMPORTANT INFORMATION

Council Tax Band - C

Holding Deposit - £275.00

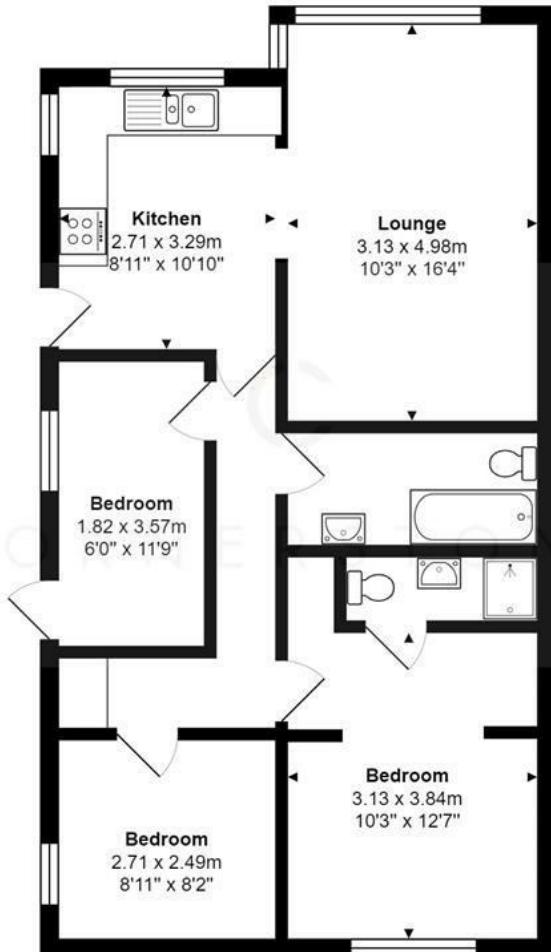
Bond - £1,300.00.

1) NO SMOKING/VAPING INSIDE THE PROPERTY.

PLEASE NOTE: The washing machine and dryer have been left as a gesture of goodwill. If they break, the landlord will not replace them.

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/landlady is happy to grant the tenancy based on the terms negotiated or specified will shall 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 to one weeks rent. The holding deposit will either be





Total Area: 66.7 m² ... 717 ft²

All measurements are approximate and for display purposes only

debuted 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 CMP004399.

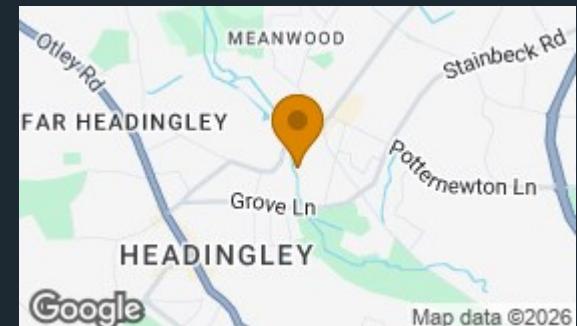
Our Redress Scheme - The Property Ombudsman - Our Agent Number D11805.

Please visit our website - Cornerstone Estate Sales & Lettings - To View Our Schedule of Fees.

Local Authority
Leeds City Council

Council Tax Band
C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





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