

1 Stainbeck Road, Meanwood, Leeds, LS7

2QY

£1,200 PCM







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Cornerstone Lettings are delighted to present this beautifully maintained two-bedroom semi-detached home, ideally positioned in the highly sought-after area of Meanwood.

Offering bright and spacious accommodation throughout, this attractive property has been thoughtfully presented in modern, neutral tones and benefits from a generous open-plan kitchen diner, well-proportioned bedrooms, private front and rear gardens, and off-street parking. Perfectly suited to professionals, couples, or small families, the property enjoys easy access to Meanwood's excellent local amenities, highly regarded schools, and convenient transport links into Leeds city centre.

Entering the property, a composite door opens into a neutrally decorated entrance hall, ideal for cloak and shoe storage. The hallway continues through to the sitting room and staircase. The sitting room is finished in neutral tones with a painted feature chimney breast, a handy storage cupboard, and a front-facing double glazed window overlooking the garden. This space flows seamlessly into the open plan kitchen diner, a bright and spacious area decorated in modern tones. The kitchen comprises a range of cupboards, a stainless steel sink with drainer beneath a double glazed window, integrated oven, four ring gas hob, large freestanding fridge freezer, and a washing machine. A composite door provides access to the rear garden and driveway.

To the first floor, a neutrally decorated landing leads to two bedrooms and a bathroom.

The principal bedroom is generously sized and includes fitted wardrobes offering excellent storage, along with a bed base (no mattress). The second bedroom

overlooks the rear garden and cul-de-sac, and is furnished with a double bed and mattress, two bed side tables, set of draws and wardrobe.

The bathroom is fitted with a bath and electric shower over with a glass screen, a pedestal wash basin, and a low-level toilet.

Externally, the front garden is laid to lawn with borders and a pathway leading to the front door and driveway at the rear. The rear garden includes both patio and lawn, a timber shed, and direct access to the tarmac driveway.

Meanwood offers a vibrant and desirable lifestyle, with an array of excellent amenities nearby including a Waitrose Home and Food, Ofsted outstanding schools, and the beautiful green space of Meanwood Park. The area also boasts a fantastic selection of cafes, pubs, bars, and restaurants, while Chapel Allerton, Headingley, and Leeds city centre are all within easy reach.

This lovely property is available from the 29th July and is offered furnished, including white goods.

Please note that the washing machine, fridge freezer, and small television in the kitchen are included on a goodwill basis. In the event that any of these items cease to function during the tenancy, the landlord will not be responsible for their repair or replacement.

Additional & Important Information

Driveway

NO SMOKING OR VAPING IN THE PROPERTY.

Holding Deposit - £275

Bond £1350

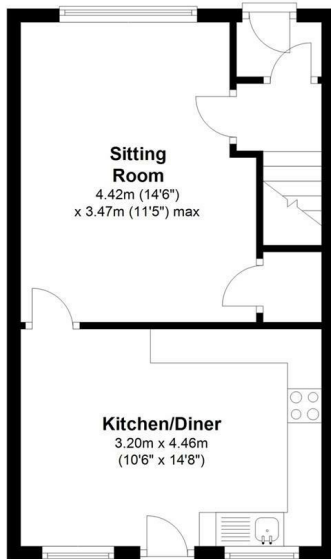
£1200 Per Calendar Month

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



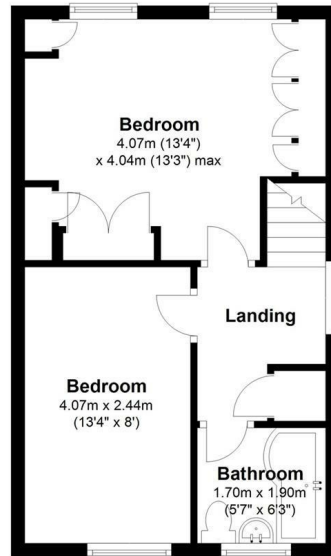
Ground Floor

Approx. 34.3 sq. metres (369.3 sq. feet)



First Floor

Approx. 33.5 sq. metres (360.6 sq. feet)



Total area: approx. 67.8 sq. metres (730.0 sq. feet)

Floor plans are for identification only. All measurements are approximate.
Plan produced using PlanUp.

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.

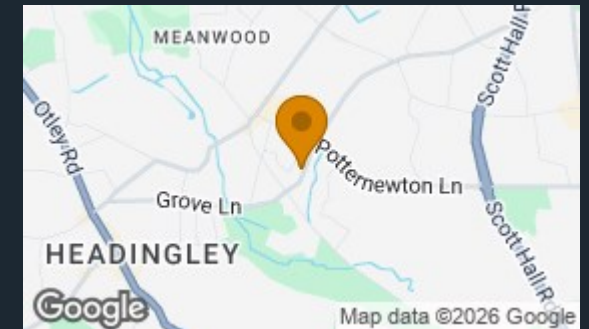
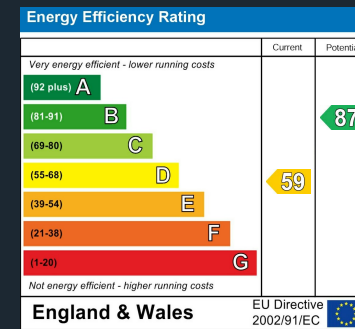
Client Money Protection Scheme – We are members of 'Client Money Protect', and our membership number is CMP004399.

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

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

Local Authority
Leeds City Council

Council Tax Band
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