CORNERSTONE

5 Monk Bridge Avenue, Meanwood, Leeds, LS6 4HR

1 x | 3 x | 1 x | 2 x | C EPC

5 Monk Bridge Avenue
£1,200 PCM

The property is accessed via a small gated front garden, which leads to the entrance of the home. Internally, the property has been freshly decorated throughout and benefits from new flooring in the living room, along with new carpets to the bedrooms, staircase, and hallway.

The living room is a generous and welcoming space, featuring a focal fireplace and providing access through to the kitchen. The well-equipped kitchen includes a dishwasher, freestanding fridge freezer, washing machine, built-in electric oven, and gas hob. From the kitchen, there is access to the rear of the property, which benefits from a decked outdoor area, perfect for relaxing or entertaining.

The first floor offers two spacious double bedrooms and a further smaller bedroom, ideal as a home office or nursery. Each room has been tastefully presented and benefits from new carpets.

The modern bathroom is a good size and comprises a shower over the bath, wash basin, and WC.

Situated in the sought-after area of Meanwood, the property is within easy reach of local amenities, independent shops, bars, restaurants, and excellent transport links into Leeds City Centre.

Holding Deposit: £250.00 (equivalent to one week's rent)

Security Deposit (Bond): £1,350.00
Council Tax Band: B
Available: Now

Please note the fire place is a focal point only -

Applying for This Property

To apply for this property, all prospective tenants must complete an application form. Once we are satisfied that your application is likely to meet the required referencing criteria, and the landlord has agreed in principle to proceed, a holding deposit will be required to reserve the property and remove it from the market while formal referencing checks are completed.

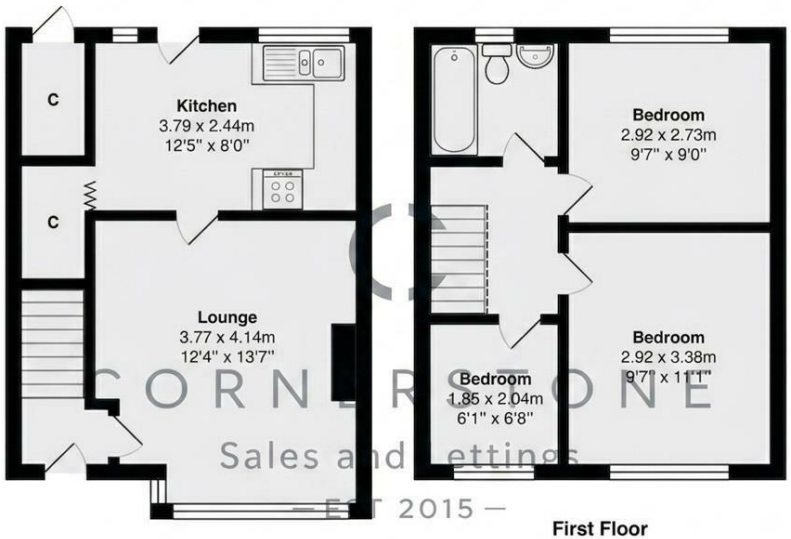
The holding deposit is equivalent to one week's rent and will be deducted from either the first month's rent or the tenancy deposit upon successful completion of the application.

Please note that if any false or misleading information is provided, which results in your application failing or being withdrawn, the holding deposit may be retained in accordance with the Tenant Fees Act 2019.

Client Money Protection

Cornerstone Sales & Lettings is a member of Client Money Protect (CMP).
Membership Number: CMP004399

Redress Scheme

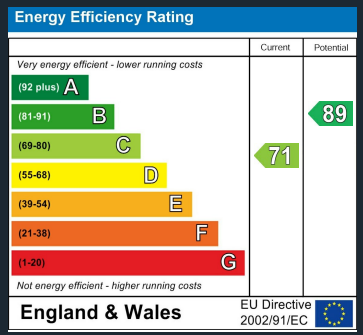


Total Area: 61.8 m² ... 665 ft²

All measurements are approximate and for display purposes only

Cornerstone Sales & Lettings is a member of The Property Ombudsman.
Agent Number: D11805

For further information, including our schedule of fees, please visit the Cornerstone Sales & Lettings website:
https://www.cornerstoneleeds.co.uk



The Property Ombudsman

Cornerstone Lettings
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