



CORNERSTONE

# 37 Farm Hill North, Leeds, LS7 2QE

## £1,200 Per Month



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## 37 Farm Hill North £1,200 Per Month

A well presented 3-bedroom semi-detached property set in the desirable area of Meanwood. The property offers a spacious living room and an open-plan kitchen/dining area, which leads out to the conservatory overlooking the rear garden. There is a convenient downstairs WC/shower room. Upstairs, there are two double bedrooms, one single bedroom, and a family bathroom.

Located in the heart of Meanwood, you'll have easy access to a variety of local amenities, including Waitrose and Aldi supermarkets, cozy cafés, lively bars, and the scenic Meanwood Park. Outdoor enthusiasts will enjoy the nearby 7-mile Meanwood Valley Trail, ideal for walking, running, or cycling through the area's picturesque surroundings. Excellent transport links make Leeds City Centre easily accessible.



Property Features:

- \*Spacious Living Room
- \*Large Open Plan Kitchen Diner
- \*Tiled Conservatory Leading to Enclosed Garden
- \*Convenient Downstairs WC/Shower room
- \*2 Double Bedrooms and 1 Single Bedroom
- \*Generous Bathroom with Separate Bath and Shower

Furnishings:

The property comes part furnished please see below:

Living Room:

Rattan furniture

Kitchen:

Dining table included.

White goods: Free-standing fridge freezer (tenant-owned, but a new one can be provided if required).

Appliances: Washing machine, dishwasher, oven with gas hob.

Bedrooms:

First Double Bedroom: Current tenants bed - (One can be provided if required) wardrobe

Second Double Bedroom: Day bed

Holding Deposit - £250.00

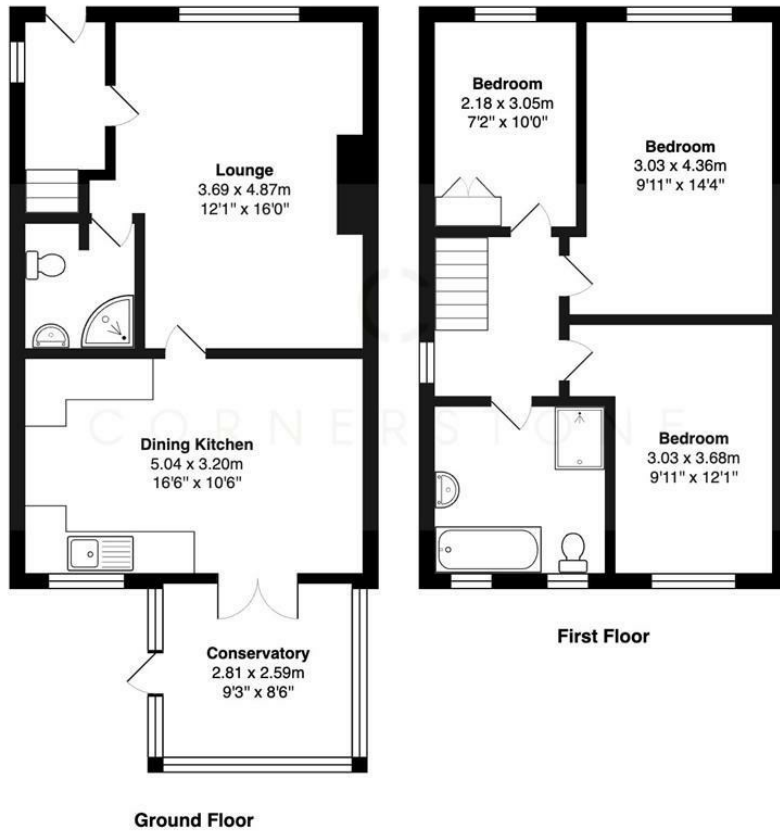
Bond - £1,300.00

Council Tax Band - B

1) NO SMOKING OR VAPING INSIDE THE PROPERTY.

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 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





Total Area: 90.7 m<sup>2</sup> ... 976 ft<sup>2</sup>

All measurements are approximate and for display purposes only

will be retained.

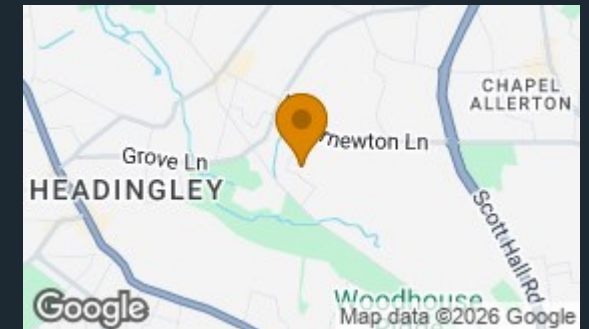
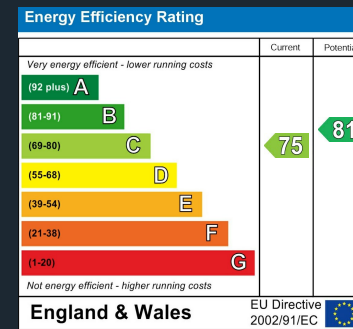
Client Money Protection Scheme - We are members of 'Client Money Protect' and our membership number is CMP004399.

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  
B





Cornerstone Lettings  
13 Stonegate Road  
Leeds  
West Yorkshire  
LS6 4HZ



Contact  
0113 2745360  
[office@cornerstoneleeds.co.uk](mailto:office@cornerstoneleeds.co.uk)  
[www.cornerstoneleeds.co.uk](http://www.cornerstoneleeds.co.uk)