



CORNERSTONE

14 Spring Grove View, Hyde Park, Leeds, LS6 1RW







14 Spring Grove View

£900 PCM

Offered to let is this stylish mid terrace property that boasts a rear garden and an open plan breakfast kitchen and sitting room.

The property internally comprises an open plan breakfast kitchen and sitting room, cellar, landing, principal bedroom, bathroom and second attic bedroom.

This property also benefits from an enclosed court yard/rear garden.

It is located on a no through road/cul-de-sac considerably increases this property's desirability. Located in Hyde Park it is surrounded by ample amenities and it offers easy access to the city centre and the universities.

This property will be extremely popular given its price, the accommodation on offer and finish.

OPEN PLAN BREAKFAST KITCHEN & SITTING ROOM

A spacious open plan breakfast kitchen and sitting room. The kitchen comprises ample cupboards, integrated oven, four ring gas hob, extractor hood, stainless steel sink with drainer with a double glazed window above. Free standing fridge freezer, microwave and kettle. A door from the kitchen leads down to a cellar. The sitting room benefits from a large double glazed window and is decorated in a modern tone. The kitchen has a breakfast with chairs. The sitting room has a sofa, coffee table, chair and four wooden chairs. The floor is tiled, a uPVC door leads into the rear garden/court yard and a second door opens give access to the first floor.

CELLAR

The cellar houses the property's gas boiler, electrical RCD consumer unit and meters.

LANDING

The landing is decorated in modern tones it leads to the principal bedroom, bathroom and second staircase to the attic bedroom.

PRINCIPAL BEDROOM

This bedroom is decorated in modern tones and benefits from a large double glazed window. It includes a bed, wardrobe, chest of draws and a shelving unit.

BATHROOM

The bathroom is tiled comprising a bath with shower over, pedestal wash basin, low level W.C. and a chrome towel radiator. The washing machine is housed in the bathroom and ample shelving is above. A fitted mirror is present and a frosted double glazed window allows ample light in.

ATTIC BEDROOM

The attic bedroom is decorated in modern tones and benefits from a bed frame, desk and office chair. A double glazed window and sky light also exists.

REAR GARDEN

A low maintain rear garden that is laid to concrete and gravel. It has a great court yard feel.

PLEASE NOTE

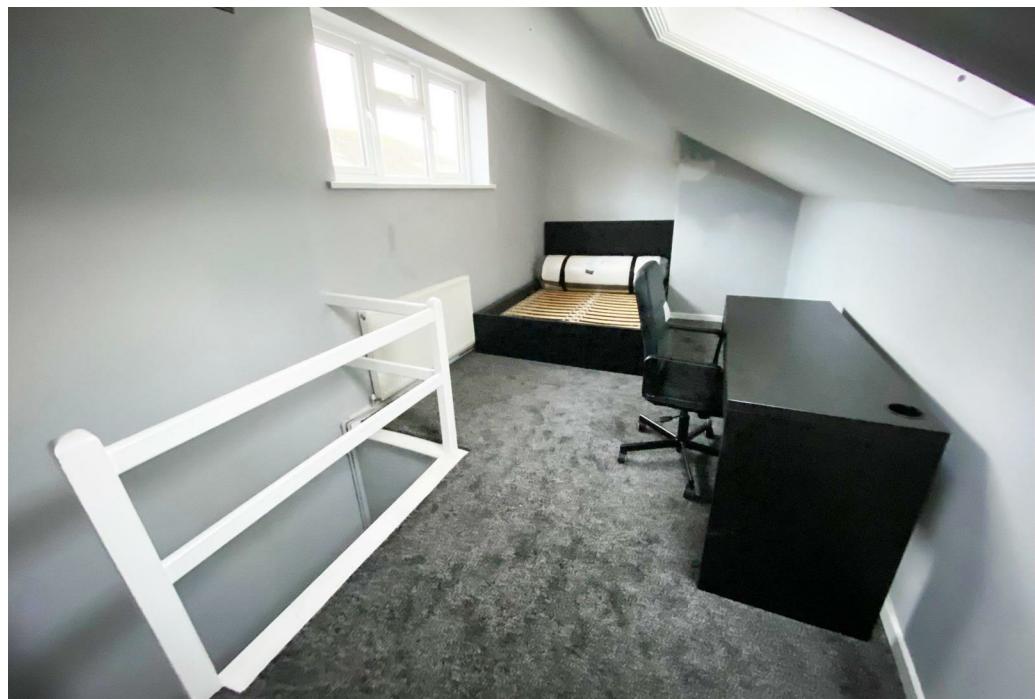
BOND £1000

HOLDING DEPOSIT £200

NO SMOKING OR VAPING IN THE PROPERTY.

TO NOTE: GAS AND ELECTRIC IS PAY AS YOU GO

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 to one weeks 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.

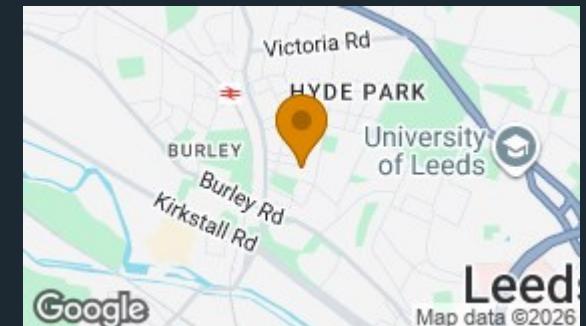
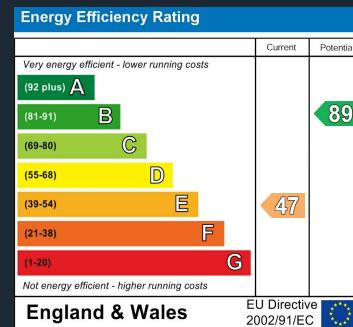
Client Money Protection Scheme - We are members of 'Client Money Protect' and our membership number is CMP004399.

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

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Local Authority
Leeds City Council

Council Tax Band
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