



CORNERSTONE

9 Sandfield Garth, Meanwood, Leeds, LS6 4JL



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9 Sandfield Garth

£1,150 PCM

Introduction

Cornerstone Sales and Lettings are delighted to offer to let this well-presented two-bedroom end-terrace property, ideally located in the highly sought-after suburb of Meanwood.

The property is perfectly positioned within walking distance of Meanwood and Headingley centres, both offering a vibrant selection of cafés, bars, restaurants, and local amenities. Nearby conveniences include a Waitrose Home & Food Hall and the popular Northside Retail Park, which also hosts an Aldi.

Transport links are excellent, providing easy access to Leeds City Centre and the outer ring road. Meanwood Park, with its picturesque beck and green spaces, is close by and ideal for leisurely walks. The area also benefits from highly regarded primary and secondary schools.

The Ground Floor

The accommodation briefly comprises an entrance hallway, a neutrally decorated sitting room, and an open-plan kitchen diner, along with a ground floor WC.

The sitting room is a generous size, easily accommodating two small sofas, a TV stand, and other furnishings to create a cozy atmosphere. It also provides access to both the kitchen-diner and the staircase leading to the first floor.

The open-plan kitchen diner is bright and spacious, featuring a large double-glazed window and a UPVC door leading to the rear garden. The kitchen is fitted with a range of wall and base units with contrasting worktops and integrated oven.

A dining table and chairs are present and come with the property.

The landlord will leave the following items as a goodwill gesture (not included in the tenancy):

Freestanding fridge freezer

Washing machine

Kettle, toaster, microwave

Tassimo coffee machine

Bin

The First Floor

The first floor comprises a landing, two spacious bedrooms, and a family bathroom

The main bedroom is neutrally decorated with views over Meanwood and the cul-de-sac. Bedroom furniture includes a bed frame, wardrobe, and drawers.

The second bedroom overlooks the rear garden and includes a useful integrated storage cupboard.

The family bathroom is fitted with a bath with shower over, low-level WC, and pedestal wash basin.

The Exterior

Externally, the property benefits from a front garden, rear garden, and a garage, which is accessible from the rear garden.

IMPORTANT INFORMATION

PLEASE NOTE

Council Tax Band B

Bond: £1,300.00

Holding Deposit: £265.00

There are some items left in the property that are provided as a gesture of goodwill. Please ask if you require further clarity.

The garden is the tenant's full responsibility, including weeding, maintenance, and regularly cutting the grass, especially during the summer months.

No smoking or vaping is permitted inside the property.

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.

Please visit our website - Cornerstone Sales & Lettings - To View Our Schedule of Fees - <https://www.cornerstoneleeds.co.uk/why-let-with-us>

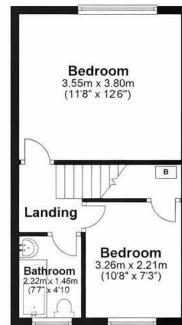


Approx. 43.5 sq. metres (468.2 sq. feet)



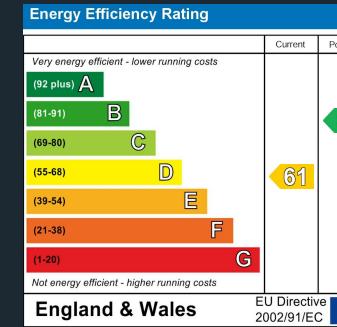
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First Floor
Approx. 30.2 sq. metres (324 sq. feet)



Total area: approx. 73.7 sq. metres (792.8 sq. feet)

Floor plans are for identification only and all measurements are approximate.
Not to scale, produced using PlanUp.



Local Authority
Leeds City Council

Council Tax Band
B





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