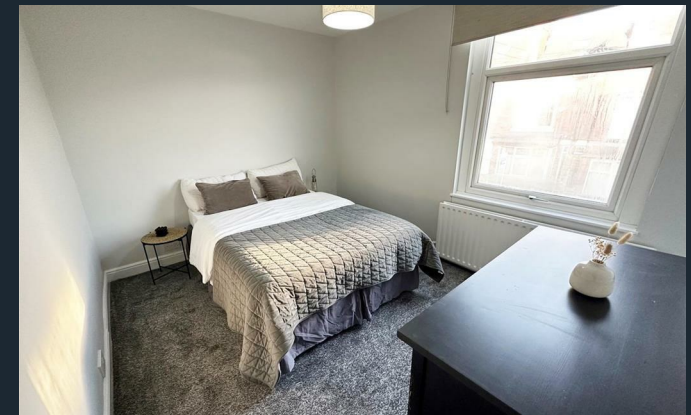




CORNERSTONE

17 Hawksworth Grove, Kirkstall, Leeds, LS5 3NB



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17 Hawksworth Grove

£1,150 PCM

Located in the popular and convenient area of Kirkstall, this property boasts superb transportation links both to Leeds and Bradford city centres by public and private modes of transport with excellent road links.

The property's location is walking distance to Kirkstall Forge train station which provides direct rail access into Leeds and Bradford city centres. The property benefits from the nearby Hawksworth trail, the Kirkstall Abbey grounds, museum and the park. It is surrounded by ample amenities which includes a convenience store within walking distance. The Kirkstall Bridge shopping centre complex which includes a Morrison's super market and is located a couple of minutes drive away. Other local amenities include local bars, restaurants, independent shops and an array of good local schools.

The sitting room provides a great space, featuring a large double-glazed window to the front elevation which floods the room with natural light and creates a bright space. Decorated in modern neutral tones, the room features a fireplace, complete with wooden surround and mantle. A wooden door leads through to the spacious open-plan kitchen diner.

The kitchen diner is a great social space, fitted with a comprehensive range of white wall and base units complemented by contrasting worktops and stylish metro tiled splashbacks. The kitchen diner also comes with a small table and chairs.

The kitchen is well equipped with an oven, four-ring gas hob, stainless steel extractor, Belfast-style sink with drainer and flexible mixer tap, integrated dishwasher and freestanding fridge freezer. A large double-glazed window above the sink provides excellent natural light and overlooks the rear courtyard garden.

The utility room is a practical addition to the property, offering further storage with white cupboards, contrasting worktops and matching metro tiling. Finished in the same modern neutral style, the room benefits from a washing machine, tumble dryer, two windows overlooking the courtyard and houses the property's combination boiler.

First Floor

The first-floor double bedroom offers ample space for a double bed and benefits from a chest of drawers, creating a comfortable and practical room. The second, smaller bedroom is ideal as a child's room, guest room or home office and includes a single bed and a wardrobe, making excellent use of the available space.

The family bathroom is finished with a clean and contemporary feel, comprising a bath with shower over, wash basin set above a vanity unit and low-level WC. The majority of the room is tiled.

Second Floor

The principal bedroom is situated on the second floor and is beautifully presented with neutral décor throughout, creating a bright and relaxing retreat. Two Velux windows flood the room with natural light, while generous eaves storage to both sides provides excellent space for storing belongings. The room comfortably accommodates a double bed, making it a practical principal bedroom.

Outside

To the front of the property is a stone flagged pathway leading to the entrance door, complemented by a planted border and enclosed by a brick-built boundary wall.

The rear courtyard provides a private and secure outdoor space, enclosed by stone-built walls and accessed via a metal gate leading onto Hawksworth Grove.

IMPORTANT INFORMATION

Council Tax Band: A

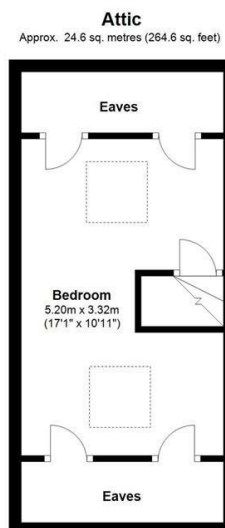
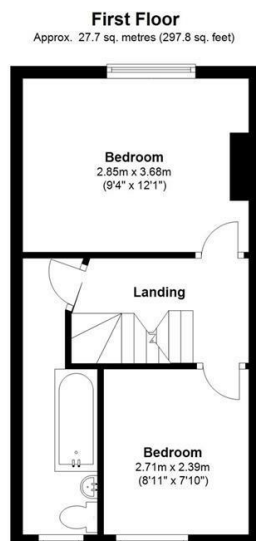
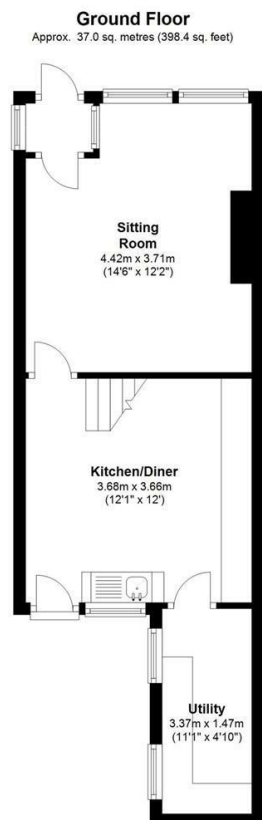
The property is broadly furnished as shown in the photography. Please note that some items may not be included within the tenancy, including bedding, pillows and certain decorative items.

Application Process

Applicants wishing to rent this property will be required to complete an application form. Once an application has been assessed as likely to meet the requirements of our formal referencing process, and subject to landlord approval, a holding deposit will be required to secure the property and remove it from the market while 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. Please note that where false or misleading information is provided and this results in an unsuccessful application,





Total area: approx. 89.3 sq. metres (960.8 sq. feet)
Floor plans are for identification only. All measurements are approximate.
Plan produced using PlanUp.

the holding deposit may be retained.

Holding Deposit: £265.00

Bond: £1,300.00

Available: Early October

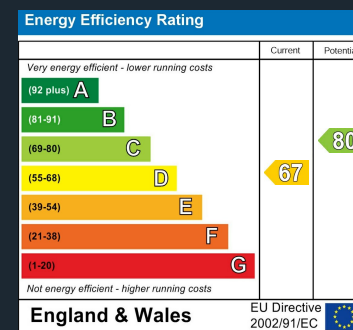
Cornerstone Estate Agents are members of the Client Money Protect scheme (Membership Number: CMP004399).

Our redress scheme is The Property Ombudsman (Agent Number: D11805).

Please visit the Cornerstone Estate Agents website to view our full schedule of fees at <https://www.cornerstoneleeds.co.uk/>

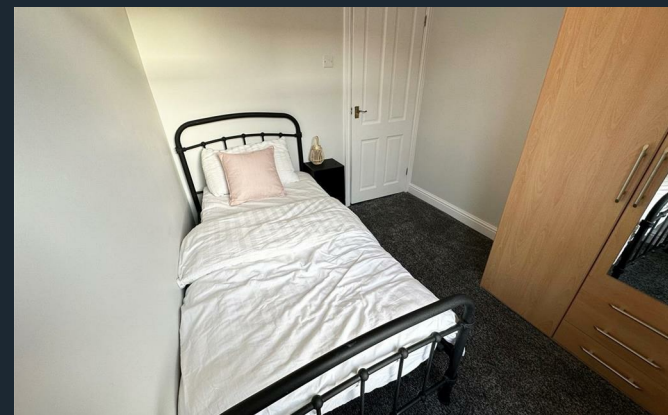
Local Authority
Leeds City Council

Council Tax Band
A





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