



CORNERSTONE

The Annexe, 131 Stonegate Road, Leeds, LS6 4PQ



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131 Stonegate Road

£750 Per Month

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Studio Annexe To Let – £750.00 PCM – Bills Included May Exclude Broadband – Available Now

Cornerstone are delighted to offer to let The Annexe, 131 Stonegate Road, a well-presented studio annexe situated in a highly convenient and popular position in LS6.

This self-contained studio is available now at £750.00 per calendar month, with all bills included, making it a simple and straightforward rental option. The property is offered part furnished and would be ideal for a single professional looking for a manageable, low-maintenance home in a well-connected Leeds location.

Internally, the annexe comprises an open-plan studio living/bedroom area with space for a bed and most everyday furniture. The kitchenette provides practical cooking and preparation space, including fitted units, sink, worktop space and appliance provision. The accommodation also benefits from a modern shower room, comprising a shower enclosure, wash basin and W.C.

The property is neatly presented throughout, with neutral décor, carpet to the studio space and a clean modern shower room with a contemporary finish. The layout has been designed to make good use of the available space, creating a practical and comfortable home for one person.

Location

Stonegate Road is a popular and well-regarded address, ideally positioned for access into Meanwood, Headingley, Chapel Allerton, Moortown and Leeds city centre. This makes the annexe particularly appealing for a professional tenant who wants easy access to work, amenities and green space.

The area offers an excellent mix of local shops, cafes, restaurants and everyday conveniences. Meanwood itself has become one of north Leeds' most popular suburbs, with a vibrant community feel and a growing choice of independent cafes, bars and places to eat. Nearby shopping options include Waitrose and an Aldi in Meanwood, along with further amenities at Moor Allerton, Chapel Allerton and Headingley.

For those who enjoy outdoor space, this position is also a real advantage. The property looks out over Carr Manor Fields and Meanwood Park, The Hollies and the Meanwood Valley Trail are within easy reach, offering lovely walking routes and green spaces close by. This is a great benefit for someone wanting to live close to the city while still enjoying access to open space.

Stonegate Road also provides excellent transport links, with regular routes towards Leeds city centre and surrounding areas. The Ring Road is easily accessible, making this a practical base for commuting across north Leeds and beyond. Please note parking is on street.

Key Features

Studio annexe

Available now

£750.00 per calendar month

Bills included may exclude broadband

Part furnished

Modern shower room

Kitchenette area

Ideal for a single professional

Popular LS6 location

Excellent access to Meanwood, Chapel Allerton, Headingley and Leeds city centre

Close to local amenities and green spaces

Summary

The Annexe at 131 Stonegate Road is a practical, well-presented and a conveniently located studio attached to the main residence of 131 Stonegate Road, It is perfectly suited to a single professional seeking affordable and straightforward living in a desirable north Leeds location. With bills included, part-furnished accommodation and immediate availability, early viewing is highly recommended.

Important Information

Financial Details:

Holding Deposit: £170.00 (approximately equivalent to one week's rent)

Security Deposit (Bond): £850

Council Tax Band: N/A

Bills Included may exclude broadband

Available From: Now

Application Process:

Applicants wishing to rent this property (or any of our properties) must complete an application form. Once an application is assessed and deemed likely to pass formal referencing checks, and subject to landlord approval on the agreed terms, a holding deposit will be required to reserve the property and remove it from the market while referencing is carried out.

The holding deposit will be deducted from either the first month's rent or the security deposit upon successful completion of referencing.

Please note: if false or misleading information is provided and results in the application failing referencing checks, the holding deposit will be retained by Cornerstone.

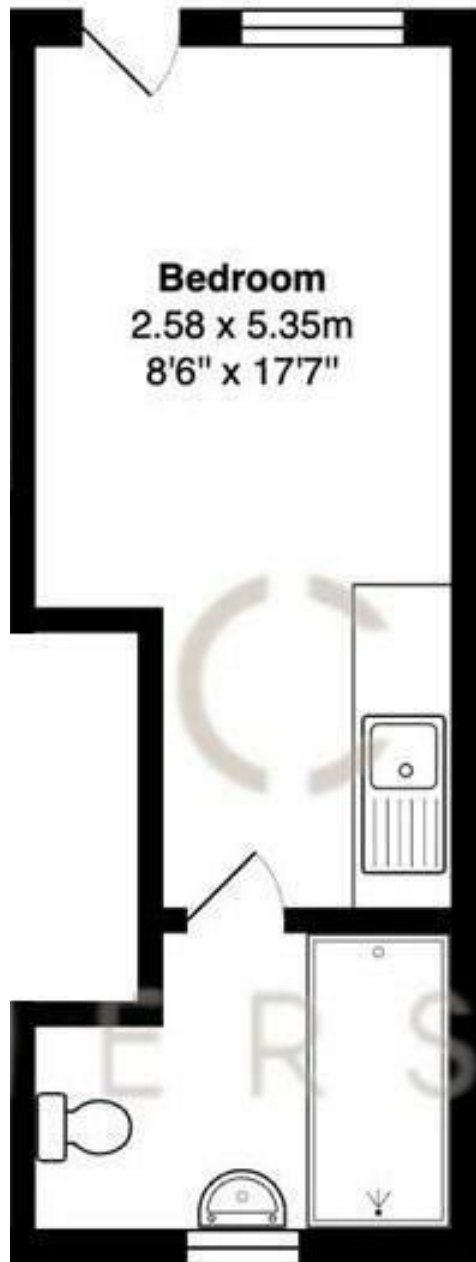
Regulatory Information:

Client Money Protection Scheme: We are members of Client Money Protect (CMP004399)

Redress Scheme: The Property Ombudsman (Agent No. D11805)

For full details, including our schedule of fees, please visit the Cornerstone website.

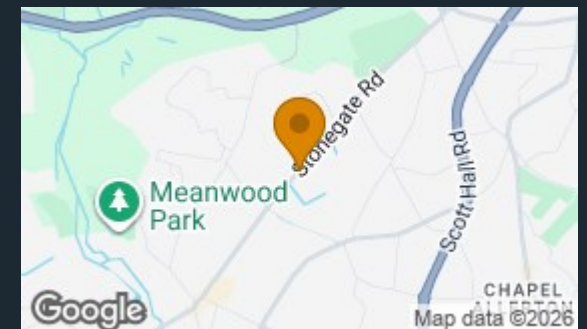




Local Authority
Leeds City Council

Council Tax Band

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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