

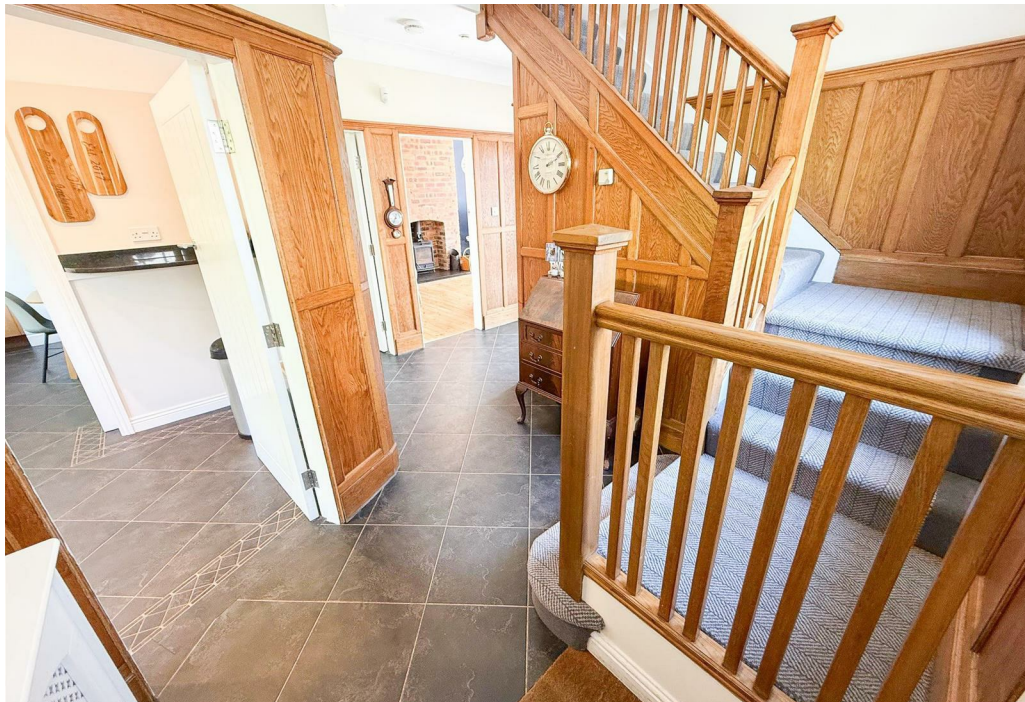


CORNERSTONE

33 Parkside Road, Meanwood, Leeds, LS6 4LY



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33 Parkside Road £1,995 Per Calendar Month

Situated in one of Meanwood's most sought-after neighbourhoods, this substantial 1920s-built home blends traditional character with contemporary living, ideal for families or professional households looking for space, style in a great location. The property retains traditional features such as high ceilings, spacious rooms, and oak detailing, complemented by modern finishes and a versatile layout across multiple floors.

Internally, the accommodation comprises:

- Five generously sized bedrooms, including a principal bedroom with an en-suite and walk-in wardrobe on the second floor.
- Two of the double bedrooms on the first floor share a Jack and Jill Bathroom.
- This home has three bathrooms and four toilets, offering convenience for the family.
- Multiple reception spaces, ideal for entertaining, relaxing, or working from home. The sitting room boasts a log-burning stove.
- A well-appointed kitchen with ample storage, granite worktop, a fridge freezer, dishwasher, built-in oven and microwave.

Externally, the home benefits from:

- A large driveway and a detached garage with an electric door.
- A generous south-west-facing rear garden with a bat and ball lawn, a stylish contemporary patio and a child's play area.

Prime Location – Located just a short stroll from central Meanwood, the property offers easy access to an excellent range of local amenities, including a Waitrose supermarket and café, the Northside Retail Park, which has an Aldi. Meanwood has independent cafes and bakeries, A wide choice of restaurants and bars, including Zucco, HanaMatsuri, and East of Arcadia and much more. Local pubs such as The Myrtle Tavern are only a short walk away. There are many health and wellness facilities, including a number of gyms, one of them being a David Lloyd Club. Meanwood Market, held regularly, has plenty of local food produce and crafts.

Meanwood is well connected, with frequent bus services to Leeds city centre, access to the A6120 Ring Road, A61, and A64. Meanwood neighbours suburbs such as Chapel Allerton, Headingley, and Moortown. This home is also surrounded by highly regarded local schools, including, to name only a few, Meanwood Church of England Primary School, St Urban's Catholic Primary School, Cardinal Heenan Catholic High School, and Carr Manor Community School. Other nearby options include Allerton High School and Leeds Grammar School.

Meanwood is a haven for nature lovers, offering Meanwood Park, with open parkland, woodland, and a children's play area. The peaceful Meanwood Beck flows through the park, and you can pick up the Meanwood Valley Trail from here – a scenic walking and cycling route through to Golden Acre Park.

To conclude, a rarely available opportunity to rent a furnished, unique and spacious character home in one of Leeds' most desirable suburbs. Early viewing is highly recommended.

Important Information

BOND £2,300.00

HOLDING DEPOSIT £450.00

Council Tax Band E.

Available 1st August 2025.

Furnished - Please contact us if you require further information.

To apply for this property, each prospective tenant (and any guarantor, if required) must complete an application form. Once we have assessed your application and deem it likely to meet the requirements of our formal referencing process, and the landlord confirms they are happy to proceed based on the agreed terms, we will request a holding deposit to reserve the property and remove it from the market.

The holding deposit is the equivalent of one week's rent and will be deducted from your first month's rent or tenancy deposit upon successful completion of referencing and agreement of tenancy terms. By paying the holding deposit, you are confirming your intention to proceed with the tenancy under the terms discussed.

If false or misleading information is provided, relevant information is withheld, or you fail the Right to Rent check and this results in your application being declined or failing our referencing process, the holding deposit will be retained and not refunded, in accordance with the Tenant Fees Act 2019. If, however, the landlord withdraws the property or decides not to proceed for reasons unrelated to your application, the holding deposit will be refunded in full.

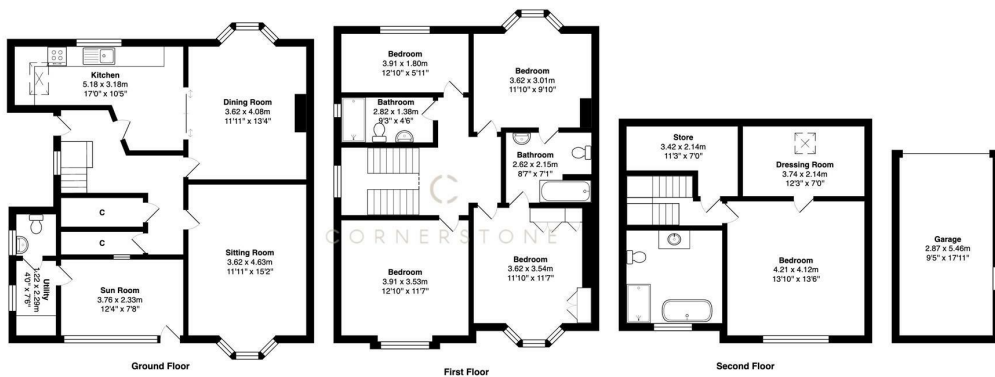
We aim to complete referencing and proceed to a tenancy agreement within 15 calendar days of receiving the holding deposit, unless a different date is agreed.

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 Agents - To View Our Schedule of Fees.

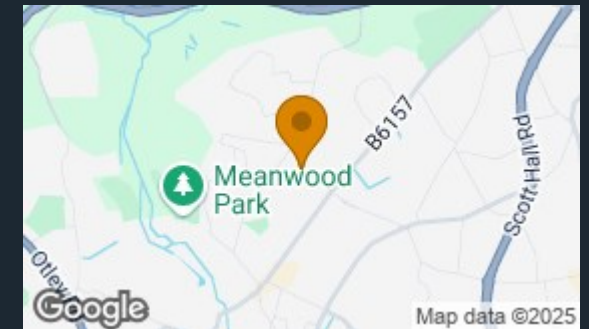
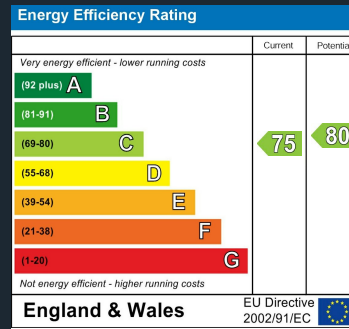




Total Area: 208.4 m² ... 2243 ft²
 All measurements are approximate and for display purposes only

Local Authority
 Leeds City Council

Council Tax Band
 E





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