

1 Stainbeck Road, Meanwood, Leeds, LS7 2QY

£1,200 PCM



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1 Stainbeck Road

£1,200 PCM

Offering bright and spacious accommodation throughout, this attractive property has been thoughtfully presented in modern, neutral tones and benefits from a generous open-plan kitchen diner, well-proportioned bedrooms, private front and rear gardens, and off-street parking. Perfectly suited to professionals, couples, or small families, the property enjoys easy access to Meanwood's excellent local amenities, highly regarded schools, and convenient transport links into Leeds city centre.

Entering the property, a composite door opens into a neutrally decorated entrance hall, ideal for cloak and shoe storage. The hallway continues through to the sitting room and staircase. The sitting room is finished in neutral tones with a painted feature chimney breast, a handy storage cupboard, and a front-facing double glazed window overlooking the garden. This space flows seamlessly into the open plan kitchen diner, a bright and spacious area decorated in modern tones. The kitchen comprises a range of cupboards, a stainless steel sink with drainer beneath a double glazed window, integrated oven, four ring gas hob, large freestanding fridge freezer, and a washing machine. A composite door provides access to the rear garden and driveway.

To the first floor, a neutrally decorated landing leads to two bedrooms and a bathroom.

The principal bedroom is generously sized and includes fitted wardrobes offering excellent storage, along with a bed base (no mattress). The second bedroom overlooks the rear garden and cul-de-sac, and is furnished with a double bed and mattress, two bed side tables, set of draws and wardrobe.

The bathroom is fitted with a bath and electric shower over with a glass screen, a pedestal wash basin, and a low-level toilet.

Externally, the front garden is laid to lawn with borders and a pathway leading to the front door and driveway at the rear. The rear garden includes both patio and lawn, a timber shed, and direct access to the tarmac driveway.

Meanwood offers a vibrant and desirable lifestyle, with an array of excellent amenities nearby including a Waitrose Home and Food, Ofsted outstanding schools, and the beautiful green space of Meanwood Park. The area also boasts a fantastic selection of cafes, pubs, bars, and restaurants, while Chapel Allerton, Headingley, and Leeds city centre are all within easy reach

Please note that the washing machine, fridge freezer, and small television in the kitchen are included on a goodwill basis. In the event that any of these items cease to function during the tenancy, the landlord will not be responsible for their repair or replacement.

IMPORTANT INFORMATION

Additional Important Information

No Smoking or Vaping

Smoking and vaping are strictly prohibited anywhere within the property.

Rent

£1,200 per calendar month.

Security Deposit

£1,350.

Holding Deposit

£275 (equivalent to one week's rent).

Applying for This Property

To apply for this property, all prospective tenants must complete an application form. Once your application has been reviewed and is considered likely to meet our referencing criteria, and the landlord has agreed to proceed on the terms discussed, a holding deposit will be required to reserve the property and remove it from the market while the formal referencing process is completed.

The holding deposit is equivalent to one week's rent and will be deducted from either your first month's rent or your security deposit upon the successful commencement of the tenancy.

Please note that if an applicant provides false or misleading information which results in the application failing or the referencing process being unsuccessful, the holding deposit will be retained and will not be refunded.

Client Money Protection

Cornerstone Sales & Lettings is a member of the Client Money Protect (CMP) Scheme. Membership Number: CMP004399.

Redress Scheme

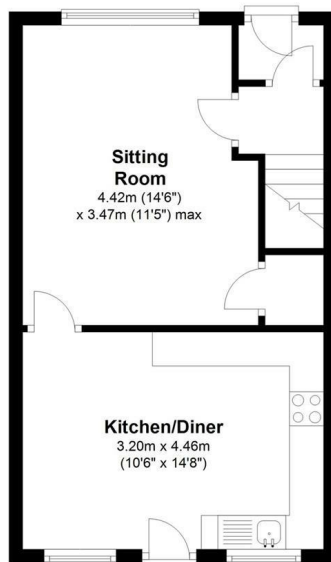
We are members of The Property Ombudsman. Agent Registration Number: D11805.

For further information, including our Schedule of Fees, please visit the Cornerstone Sales & Lettings website: <https://www.cornerstoneleeds.co.uk/>



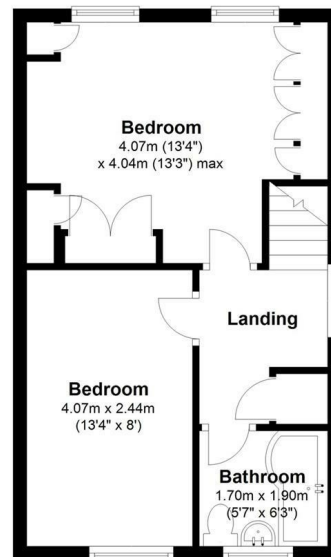
Ground Floor

Approx. 34.3 sq. metres (369.3 sq. feet)



First Floor

Approx. 33.5 sq. metres (360.6 sq. feet)



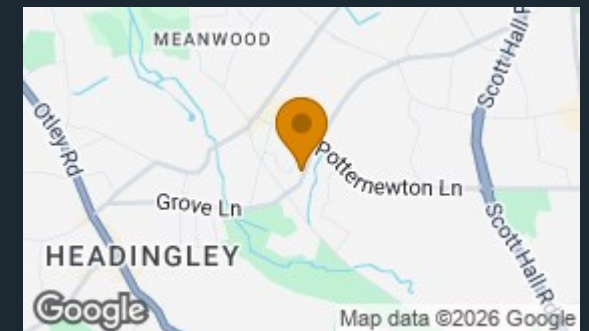
Total area: approx. 67.8 sq. metres (730.0 sq. feet)

Floor plans are for identification only. All measurements are approximate.
Plan produced using PlanUp.

Local Authority
Leeds City Council

Council Tax Band
B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	66	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





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