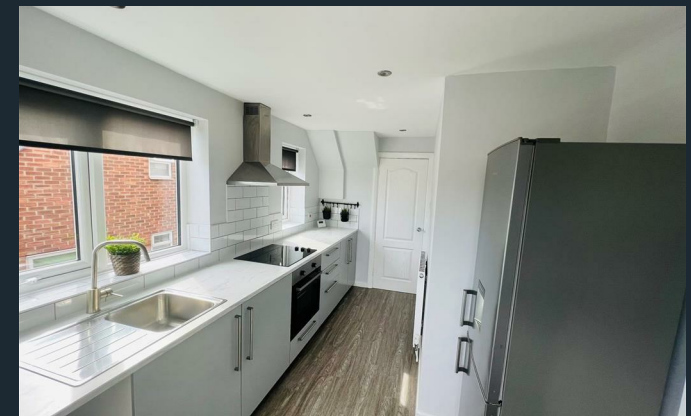




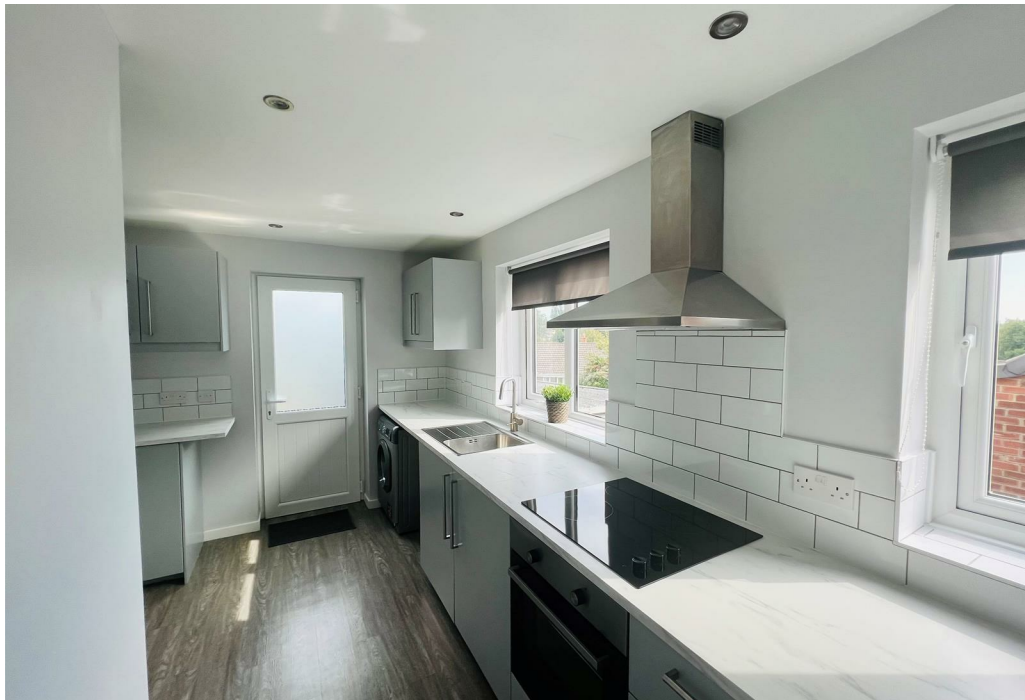
CORNERSTONE

# 57 Holmwood Avenue, Meanwood, Leeds, LS6 4NH



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# 57 Holmwood Avenue

## £1,350 Per Month

A well-presented two-bedroom semi-detached property located in the popular Holmwood area of Meanwood. The property offers good-sized accommodation throughout and is ideally suited to professionals, couples, or small families looking for a home in a well-connected suburb of Leeds.

The property comprises a spacious living area which provides a comfortable space for everyday living. The layout is open and practical, with plenty of room for both seating and dining furniture.

The kitchen is modern and provides ample storage and worktop space, with the added benefit of plumbing provisions for a dishwasher and washing machine. A fridge-freezer is included and will be left as a gesture of goodwill.

Upstairs, there are two double bedrooms, both of which are a good size and finished in neutral décor, allowing you to easily make the space your own.

The bathroom is generously sized and includes a bath as well as a separate shower, along with a sink and WC.

Externally, the property offers off-street parking for two vehicles and a garage, providing additional storage or secure parking. There are also front and rear gardens with lawned areas, offering some outdoor space with relatively low maintenance.

Located in Meanwood, the property is well placed for access to local amenities including shops, cafés, parks, and transport links into Leeds city centre. The area is well regarded for its community feel and convenience.

The property is available to let at £1,350 pcm and is offered on an unfurnished basis. Early viewing is recommended.

### **Important Information**

TO NOTE – Gesture of Goodwill Item (Fridge/Freezer):

The fridge/freezer provided is a gesture of goodwill. Should it break down or fail during the tenancy, the landlord will not be responsible for repair or replacement.

Applying for this property:

To apply to rent this property (or any of our available properties), all applicants must complete an application form. Once we consider your application suitable to proceed to referencing, and the landlord agrees to the proposed terms, a holding deposit will be required to reserve the property and remove it from the market while formal referencing checks are carried out.

The holding deposit is equivalent to one week's rent. This will either be deducted from your first month's rent or used towards the tenancy deposit.

Please note: if false or misleading information is provided and your application subsequently fails referencing, the holding deposit will be retained.

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Holding Deposit: £310.00

Security Deposit (Bond): £1,550.00

Available: End of August 2026

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Client Money Protection Scheme:

We are members of Client Money Protect (CMP), membership number CMP004399.

Redress Scheme:

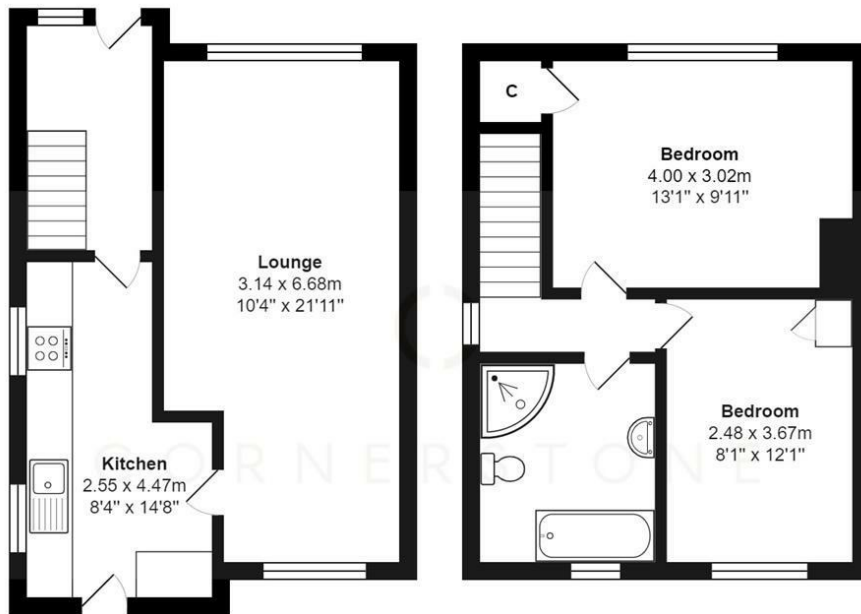
The Property Ombudsman – Agent Number D11805.

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For further details, including our full schedule of fees, please visit our website:

[www.cornerstoneleeds.co.uk](http://www.cornerstoneleeds.co.uk)





Ground Floor

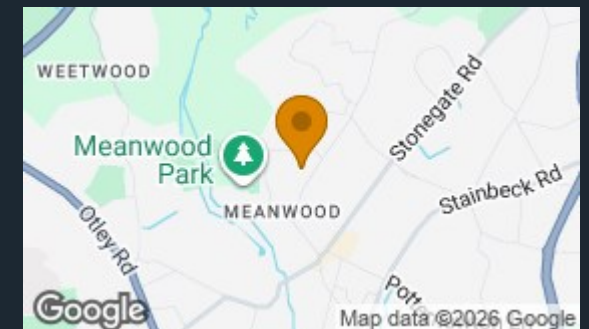
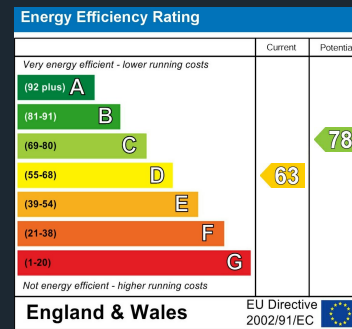
First Floor

Total Area: 68.3 m<sup>2</sup> ... 736 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Local Authority  
Leeds City Council

Council Tax Band  
C





Cornerstone Lettings  
13 Stonegate Road  
Leeds  
West Yorkshire  
LS6 4HZ

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