



CORNERSTONE

# 18 Vicarage View, Leeds, LS5 3HF

## £1,100 Per Month



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# 18 Vicarage View

## £1,100 Per Month

### Property Information

Vicarage View is a partially furnished and full of character. The living room is a spacious area with high ceilings and dark green walls, creating a cosy yet elegant atmosphere. It is furnished with a comfortable L-shaped grey sofa bed, shelving units, and a stylish rug, making it an inviting space to relax.

This living space seamlessly leads into the kitchen, which has been stylishly designed with an Art Deco touch. The kitchen includes a free standing fridge freezer and has a sleek, modern feel. From here, steps lead down to the cellar, where the washing facilities are conveniently located.

On the first floor, the bathroom is spacious and modern, featuring a shower over the bath. Sink and WC. The first double bedroom is well-furnished with a double bed, side units on either side, a chest of drawers, and a large double wardrobe, offering ample storage.

The third room is particularly impressive, boasting a bright and spacious layout with an annex window that folds out to reveal a beautifully designed balcony. This versatile space could serve as a home office, guest room, or even a second living area, making it a standout feature of the property.

With its prime location near Kirkstall's local amenities, including shops, cafes, and parks, this house is not just a home but a lifestyle. Whether you're looking for a peaceful retreat or an easy commute, Vicarage View provides the perfect blend of comfort and convenience. This property is a must-see for anyone in search of a stylish, well-maintained home in Leeds!

### Important Information

Available Now

Council Tax Band - A

Holding Deposit - £250.00

Bond - £1,200

1) NO SMOKING OR E CIGARETTES INSIDE THE PROPERTY

Applying for this property - The process for an applicant(s) wanting to rent this or one of our property(s). An application(s) form(s) must be completed and once we deem your application likely to fulfil our formal referencing checks and the landlord/landlady is happy to grant the tenancy based on the terms negotiated or specified will shall require a holding deposit to secure the property and remove it from the market while our formal referencing checks are completed. The holding deposit is the equivalent to one weeks rent. The holding deposit will either be debited from your first month's rental payment or bond. If false information has been provided and this causes your application to be rejected/fail our referencing checks your holding deposit will be retained.

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.

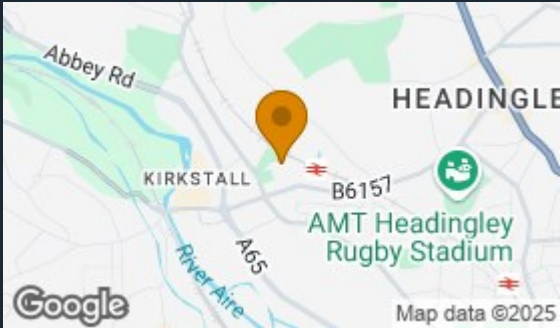
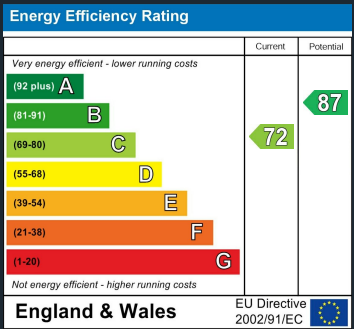


Local Authority  
Leeds City Council

Council Tax Band  
A

Directions

Kirkstall Forge Station: Leave Abbey Road, Kirkstall Forge LS5 3NF Depart and head northwest on Great Exhibition Way 236 ft Turn left to stay on Great Exhibition Way 164 ft Turn left to stay on Great Exhibition Way 0.2 mi Bear right onto road 62 ft Turn right onto a65 / Abbey Road 1.2 mi Turn left onto Back Norman Mount 364 ft Turn right onto Morris Lane 0.2 mi Turn left onto Station Parade 423 ft Turn left onto Vicarage View 217 ft Arrive at Vicarage View



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements







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