



CORNERSTONE

15 Morwick Grove, Scholes, Leeds, LS15 4DS



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15 Morwick Grove

£1,850 Per Calendar Month

The property is situated at the head of a lovely cul-de-sac with a large garden. The plot measures approximately a 1/4 of an acre.

The property is a moments walk to Scholes (Elmet) Primary School which is rated 'Good' by Ofsted.

Scholes is a great place to live and now with the new East Leeds Orbital Road makes it very much connected. Its perfect for those looking to live in a village but who don't want to be to remote.

To the front is a wide gravelled driveway, a stone flagged driveway leads down the side of the property through metal gates. The rear garden is a wonderful size, mostly lawned with mature trees and hedges plus a good-sized patio.

The garage complex is an amazing space with power and lighting. The garage is split into two parts, the large area is laid to carpet tiles with windows and could be used as a home office. Please note the garage doors do not open so a vehicle cannot be parking internally

The accommodation comprises to the ground floor, an entrance porch through to an entrance hall with a staircase that leads to the first floor, doors lead through to a large L shaped sitting room with sliding doors that lead out into the rear garden. There is also a downstairs WC, good-sized dining room and kitchen to rear which is fitted with shaker style units, built-in double oven, hob, an American style fridge freezer and a dish washer.

To the first floor is a landing , four double bedrooms and a modern family bathroom.

Important Information

PLEASE NOTE

Council Tax Band F.

TO NOTE - The American fridge freezer and dishwasher are left as a gesture of goodwill, if they break throughout the tenancy the landlord will not be replacing these items

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 debuted 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.

Holding Deposit - £425.00.

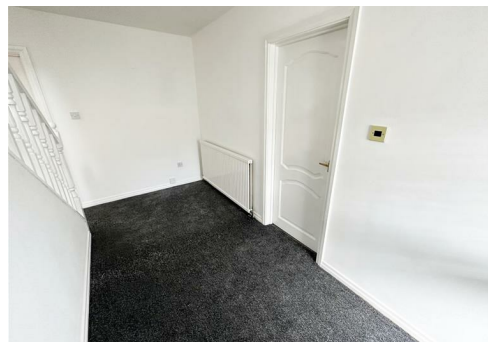
Bond £1,950.00

Available Now.

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.

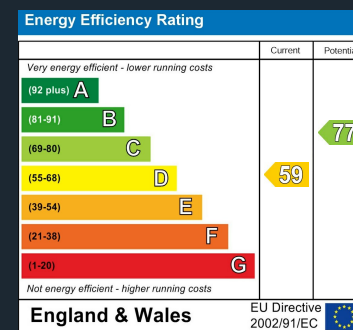




Total Area: 132.0 m² ... 1421 ft²
All measurements are approximate and for display purposes only

Local Authority
Leeds City Council

Council Tax Band
F





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