



Stoneleigh Court

Leeds

LS17

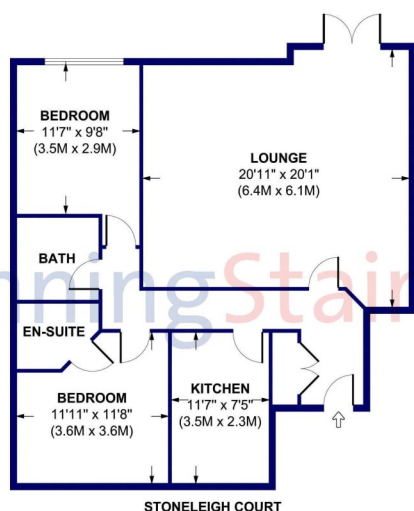
Rent £875

Deposit £1,009

ManningStainton

helping people move

We are pleased to offer for rent this two bedroom unfurnished second floor apartment in the popular Stoneleigh Court development in North Leeds. The property has gas central heating, PVCu double glazing and off street parking. The accommodation briefly comprises to the ground floor, communal entrance hallway. Second floor; private entrance hallway, lounge with dining area, separate kitchen, master bedroom with fitted wardrobes and en-suite shower room, a second double bedroom and bathroom/WC. Externally the property is within a gated development and has 1 off street parking space available.



APPROX. GROSS INTERNAL FLOOR AREA 916 SQ FT / 85 SQ M
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE
© Manning Stainton

Viewing

By appointment only through our North Leeds Lettings branch available Monday – Friday 9.00 – 5.30 (apart from Wednesday 9.45 – 5.30) and Saturday 9-12

Application Procedure

The property is offered subject to a formal tenancy agreement and satisfactory references. All tenants are required to pay rent in advance and a dilapidations deposit.

Holding Deposit

If your application is provisionally accepted, we will take a holding deposit to reserve a property whilst reference checks and preparation for a tenancy agreement are performed. A further letter of explanation confirming the terms and conditions regarding this payment and your legal rights will be provided to you before your money is taken.

Pets

Any pets agreed will be at the discretion of the Landlord. Should it be agreed the charge will be added to the monthly rent and detailed within the tenancy agreement. The additional charge to the monthly rent is £15 per pet per calendar month up to a maximum of £30 per calendar month.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

