



CORNERSTONE

# 244 Stainbeck Road, Chapel Allerton, Leeds, LS7 2NN



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# 244 Stainbeck Road

## Guide Price £399,950

Cornerstone are delighted to offer for sale this spacious four bedroom semi detached property situated in this very popular residential location - between Chapel Allerton and Meanwood.

Each suburb has their own array of superb amenities including the nearby Waitrose in Meanwood, Meanwood Park & Chapel Allerton Park.

A Sainsbury's Local is within walking distance from the property. Other amenities close by and walking distance include the Beck and Call Gastro Pub and Culto Italian restaurant.

The property also benefits from being surrounded by a number of highly regarded schools.

Many other amenities can be found in Chapel Allerton - including a variety of independent retailers, bars, pubs and restaurants.

The property comprises to the ground floor: a hallway which leads to the sitting room, an impressive open plan kitchen diner with French doors leading into the rear garden and the staircase to the first floor.

The first floor comprises a landing, two double bedrooms (one of which has a great view over the rear garden), a third smaller bedroom/study and a spacious bathroom.

A second staircase from the first floor landing leads up to the second floor bedroom with en suite.

The property benefits from having a driveway and a front garden. The driveway leads down the side of the property to the rear garden. The rear garden boasts: two timber deck patio areas and two lawns, making it perfect for sitting out in the warmer months.

All of the above make this property an ideal home for both professionals and families alike. We expect this property to be popular given its location, price and finish.

### **Hallway**

You enter the property through a black composite door into a neutrally decorated hallway. The hallway has a double glazed window at the bottom of the staircase allowing natural light in. A wood effect floor leads to the sitting room and open plan kitchen diner.

### **Sitting Room**

A neutrally decorated sitting room with a large double glazed bay window to the front elevation. A corner fireplace creates a pleasant focal point and coving exists to the ceiling.



### Open Plan Kitchen Diner

A neutrally decorated open plan kitchen diner that comprises a modern kitchen, finished in grey with plenty of cupboard space, contrasting worktops and a breakfast bar/island. The kitchen utilities comprise a stainless steel sink with drainer and a double glazed window above, integrated oven with a ceramic hob above, a stainless steel splash back with an extractor hood above. Space for a fridge freezer exists below the staircase and space for a washing machine is found below the breakfast bar/island. A uPVC door leads out to the side of the property and double glazed French doors lead out from the dining room into the rear garden. The kitchen diner has a wood effect floor and a handy built in cupboard is present in the dining area.

### Landing

A neutrally decorated landing that leads to two double bedrooms, bedroom three/study, family bathroom and a second staircase to the second floor. A double glazed window exists above the staircase on the landing, allowing natural light in.

### Double Bedroom One

A neutrally decorated double bedroom with a corner feature fireplace and a large double glazed window to the front elevation that offers a view out over the front garden.

### Double Bedroom Two

A spacious double bedroom that is neutrally decorated. Again, a double glazed window to the rear elevation offers a view out over the rear garden.

### Bedroom Three/Study

A neutrally decorated bedroom with a double glazed window to the front elevation with a view out over the front garden and driveway.

### Family Bathroom

A stunning bathroom that is partially tiled. The bathroom comprises: a bath with a shower over and a glass screen, a wash basin above a vanity cupboard, a toilet and a chrome towel radiator. Two frosted double glazed windows allow plenty of natural light in.

### Double Bedroom Three with En Suite

A stunning attic bedroom with fitted wardrobes. A large double glazed window offers a great view out over the rear garden and beyond. This bedroom is neutrally decorated with inset spot lights and boasts an en suite.

### En Suite

The en suite comprises: a walk in shower, wash basin above a vanity cupboard, a toilet and a chrome towel radiator. A frosted double glazed window allows natural light in.

### Front Garden & Driveway

The front garden is laid to lawn with a border. A gravel driveway offers off road parking and a timber gate opens to give access down the side of the property, into the rear garden.

### Rear Garden

A commanding rear garden that comprises two timber decked areas and two large lawns. A timber shed also exists. The open plan kitchen diner has easy access into the rear garden through double glazed French doors.

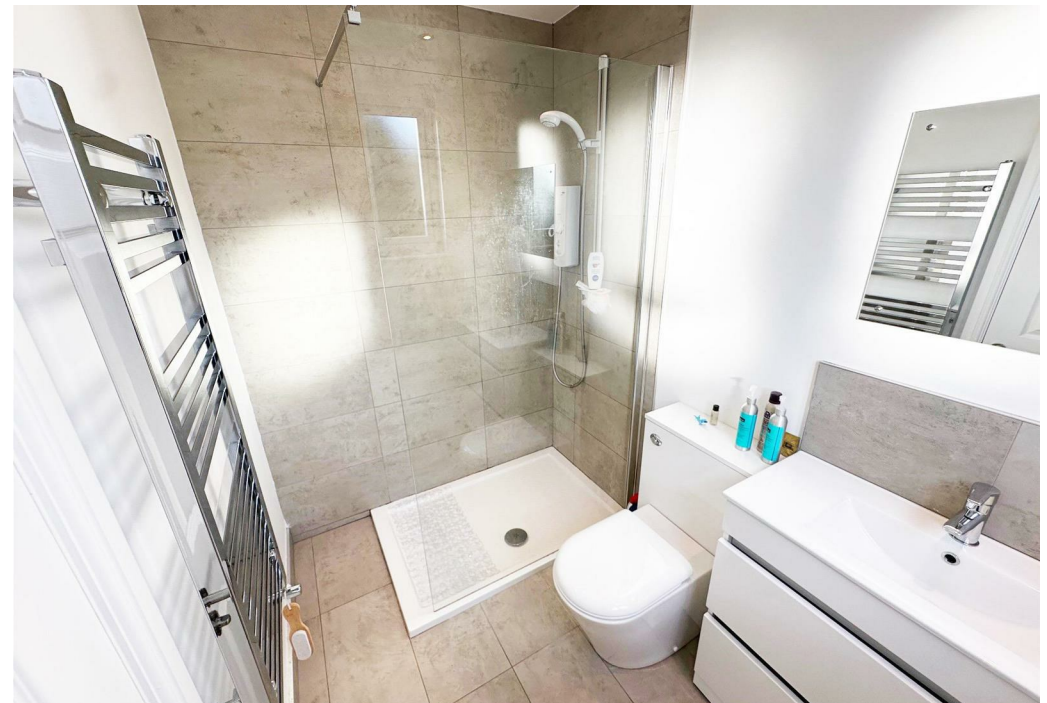
### Important Information

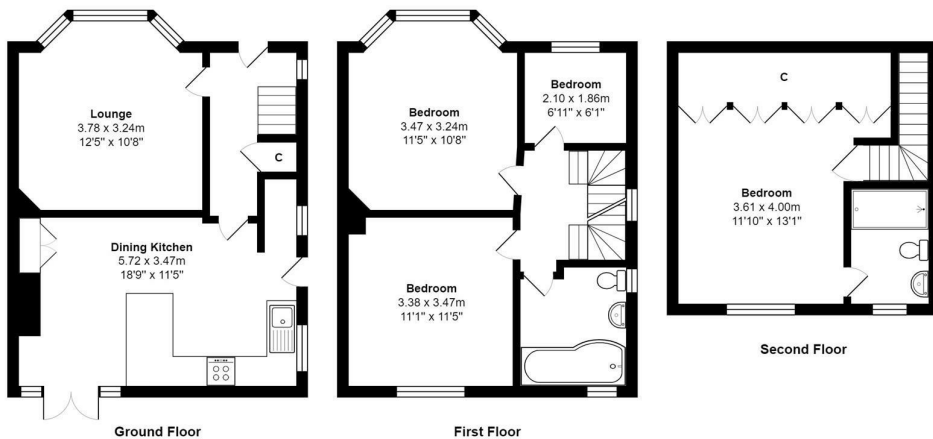
TENURE - FREEHOLD.

Council Tax Band C.

Please note the boiler is brand new and installed November 2023.

1. Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - Purchasers will be asked to produce original or certified identification and evidence of address documentation. We carry out an





Total Area: 108.1 m<sup>2</sup> ... 1163 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

electronic anti-money laundering checks on all buyers. We use a risk-based approach to determine the level of detail we apply when looking at each individual purchaser. Therefore, we may require additional documentation or information. If you conclude a sale subject to contract, you understand we shall carry out electronic anti-money laundering checks. This is not a credit check and will not affect your credit file but may show on your credit search file.

2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check where we reasonably can.

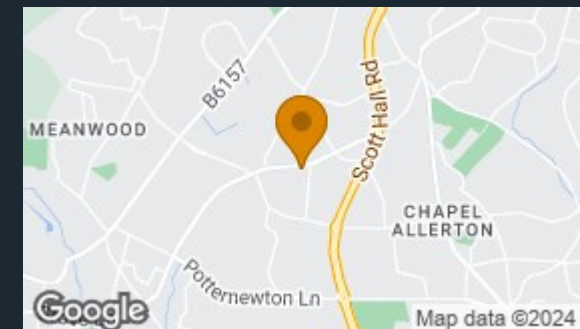
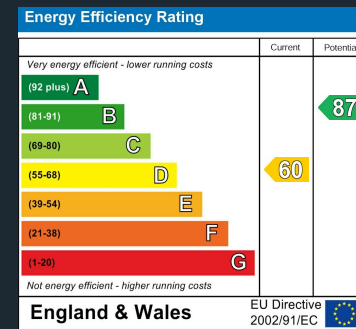
3. Measurements: These approximate room sizes are only intended as general guidance.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract, the matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Yorkshire's Finest Leeds Limited T/A Cornerstone Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty about this property.

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