



CORNERSTONE

67 Highbury Terrace, Meanwood, Leeds, LS6 4ET



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67 Highbury Terrace

Guide Price £299,950

Cornerstone is delighted to offer for sale this spacious three-bedroom Victorian through terrace property located in the popular suburb of Meanwood.

You enter the property through a green timber door into a spacious sitting room with a beautiful elevated commanding bay window to the front overlooking the front garden.

The sitting room leads into a hallway that connects to the dining room & the staircase to the first floor. From the dining room, you can access the kitchen or through a door a stone staircase that leads down to the cellar. The kitchen has access to an attractive courtyard at the rear of the property.

The first floor comprises a large landing area, the landing leads to two spacious bedrooms, a bathroom and a second staircase to the second floor.

The second floor is a huge bedroom, it has two skylight windows, one of which offers the most amazing views over Meanwood and down the Valley towards Leeds City Centre.

Parking is on the street and the property benefits from a front garden and a rear courtyard garden.

The property is within walking distance to the centre of Meanwood and Headingley. Both suburbs boast many amenities including many cafes, bars, restaurants, pubs and much more. Meanwood has a Waitrose food hall, an Aldi and the scenic Meanwood Park with its woodland walks and the Meanwood Beck that flows through.

The city centre is just over two miles away with good public transport links nearby.

Several popular and well-regarded schools are nearby.

All of the above makes this location extremely popular.

We expect this property to be popular given its size, style & excellent location.

Sitting Room

A spacious sitting room that is decorated in trendy tones with a beautiful large double-glazed bay window to the front elevation. The sitting room has a feature fireplace with inset spotlights. Fitted shelving is present on one of the sides of the chimney breast and a wood effect floor exists. A door leads into a connecting hallway that leads to the dining room or the staircase to the first floor.

Dining Room

A spacious dining room that is decorated in trendy modern tones with a papered feature wall. A double-glazed window looks out into the rear courtyard garden and a wood effect floor is present. The dining room has fitted shelving with a fitted cupboard below. The dining room flows into the kitchen and a second door is present which leads to the cellar steps.

Kitchen

A fitted kitchen that comprises ample lower and upper-level cupboards with a contrasting worktop with metro-tiled splash backs above. The kitchen utilities comprise a stainless steel sink with a drainer and a mixer tap above, an integrated oven, a ceramic hob with an extractor above, and an integrated fridge freezer. The kitchen has a wood effect floor and a timber door leads out into the rear courtyard garden.

Cellar

You access the cellar from the dining room, at the top of the cellar's stone steps, there is space for storage. The cellar is painted neutrally with a double-glazed window to the front elevation which allows natural light in. There is also plumbing for a washing machine and electricity.

Landing

A spacious first-floor landing that is decorated in modern and natural tones. The landing leads to the principal bedroom, bedroom two, the bathroom, and a second staircase to the attic/second-floor bedroom.

Principal Bedroom

A commanding bedroom that is decorated in modern and neutral tones. Two double-glazed windows exist to the front elevation and the exposed white-washed timber floor creates a lovely feature.

Double Bedroom Two

A good-sized second double bedroom that is again decorated in a modern tone with a double-glazed window to the rear elevation.

Bathroom

The bathroom comprises a bath with a shower over and a glass shower screen. A pedestal wash basin, a toilet, and a double-glazed frosted window exist. The bathroom is partially tiled with grey metro tiles. The bathroom also houses the property's boiler.

Second Floor Attic Bedroom

A large neutrally decorated bedroom that wraps around the staircase. It has two skylight windows, one of which offers the most amazing views over Meanwood and down the Valley towards Leeds City Centre.

Front Garden

A number of stone steps lead up from the street to the front door. An elevation garden from the street is present which has a number of plants, one of which is a beautiful Wisteria that climbs the front of this property.

Courtyard Rear Garden

A lovely space that is laid to stone flags with a timber fence above the brick boundary walls which adds privacy. A timber gate leads out onto Sandfield View. The courtyard rear garden also has access to an outhouse/store, it is perfect for storing bikes and garden equipment.

Important Information

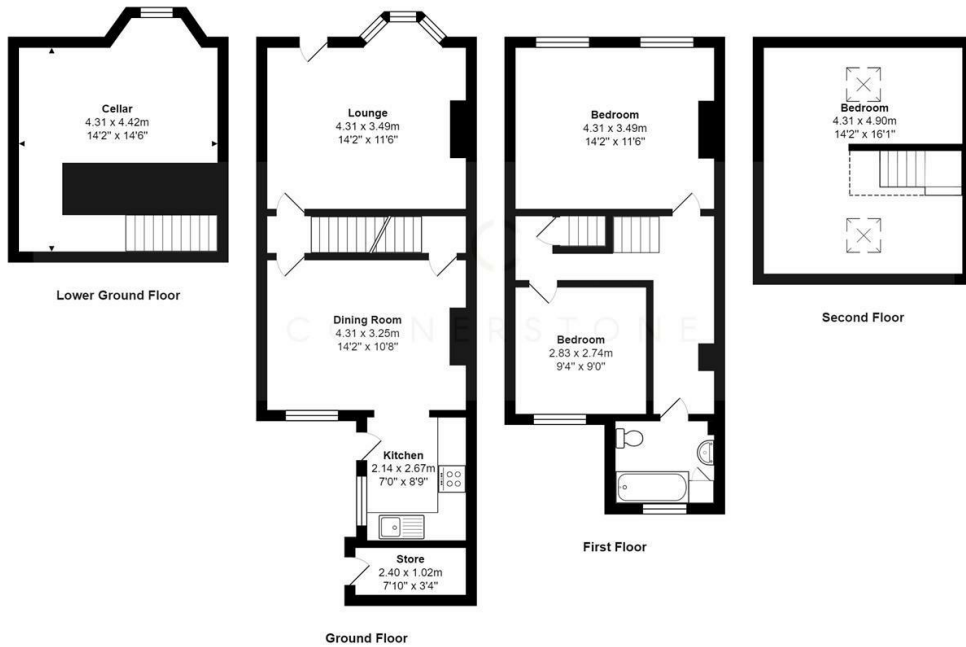
TENURE - FREEHOLD.

Council Tax Band B.

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 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





Total Area: 100.0 m² ... 1077 ft² (excluding cellar, store)
All measurements are approximate and for display purposes only

where we reasonably can.

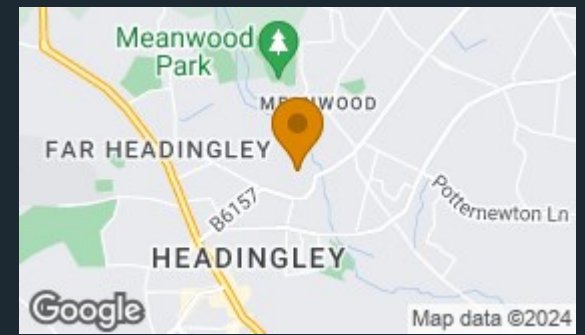
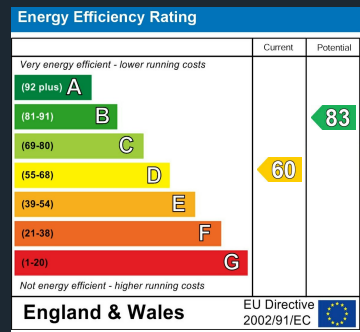
3. Measurements: These approximate room sizes are only intended as general guidance.

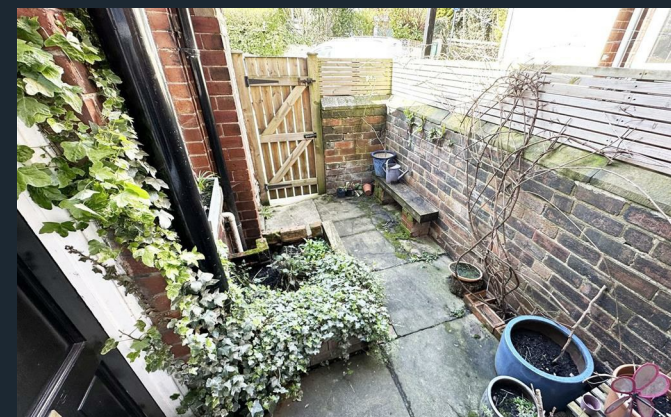
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

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.

Local Authority
Leeds City Council

Council Tax Band
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