



CORNERSTONE

72 Miles Hill Road, Chapel Allerton, Leeds, LS7 2ES



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72 Miles Hill Road

Guide Price £259,950

Cornerstone is delighted to offer for sale this three-bedroom semi-detached property situated in this very popular residential location between Chapel Allerton & Meanwood.

This property is located on the fringe of Chapel Allerton, which is excellent as it also offers easy access to Meanwood. The property is situated almost equidistant from the centre of Chapel Allerton and Meanwood.

Each suburb has an array of superb amenities. Chapel Allerton has a park, many shops, cafes, bars, pubs, and restaurants. Meanwood also has a park, a Waitrose, many shops, cafes, bars, pubs and restaurants.

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

The property benefits from being surrounded by several highly regarded schools.

The property comprises the ground floor a hallway that leads to the sitting room with a gas fire, and the kitchen diner that leads out into a large conservatory. The kitchen diner also has access to a large under-staircase cupboard which houses the property's boiler and offers plenty of storage.

The first floor comprises a landing, two large bedrooms - one of which has fitted wardrobes and the other a brilliant view out over the rear garden and beyond. The third bedroom is currently used as a study/office and a bathroom exists.

The property benefits from having a gated driveway providing off-road parking. An electric car charging point also exists and is included in the sale. The front garden has a number of well-stocked raised borders. A gated pathway leads from the pavement to the front door and down the side of the property to the rear garden.

The rear garden comprises three large patios and a timber shed. This rear garden is perfect for sitting out after a day's work in the warmer months having a west-facing aspect.

All of the above make this property an ideal home for first-time buyers, professionals, and families.

We expect it to be popular given its location, size, price, and finish.

Hallway

A couple of steps lead up from the driveway or to the path from the pavement to the front door that has a porch above. Through the front door, you step into a predominately neutrally decorated hallway with a dado rail that leads into the sitting room and up to the first floor via a staircase.

Sitting Room

A spacious sitting room with a large double-glazed window to the front elevation with a view out over the front garden and driveway. The sitting room is decorated neutrally with a wood effect floor. A lovely focal point is a gas fire with a commanding surround, hearth, and mantel.

Kitchen Diner

The kitchen diner is decorated in neutral and modern tones with a tiled floor. The kitchen comprises ample lower and upper-level cupboards finished in cream with contrasting worktops with tiled splash backs. The kitchen utilities comprise a one-and-a-half sink with a drainer with a double-glazed window above that looks out into the conservatory with a view beyond out over the rear garden. An integrated oven and gas hob with an extractor hood above exist. Space for a dishwasher, space for a freezer, space for a fridge, space for a tumble dryer, and space for a washing machine are present. An under-staircase cupboard houses the property's boiler and offers additional storage. A door leads into the conservatory from the kitchen diner.

Conservatory

A brilliant, neutrally decorated, and large conservatory. The conservatory is perfect for relaxing especially in the warmer months and is currently used as a dining room. Double-glazed French doors lead out into the rear garden.

Landing

The landing is predominately neutrally decorated with a double-glazed window above the staircase. The landing gives access to the three bedrooms and the bathroom.

Principal Bedroom

A neutrally decorated principal bedroom that benefits from fitted wardrobes, fitted drawers and a double-glazed window to the front elevation.

Double Bedroom Two

Bedroom two has a dado rail and a double-glazed window to the rear elevation with a view out over the rear garden and beyond. You can see for miles on a clear day.

Bedroom Three/Study

A good-sized third bedroom that is decorated neutrally with a picture rail. A double-glazed window is present and a number of fitted shelves exist.

Bathroom

A predominately tiled bathroom that comprises a bath with a shower over and a glass screen, a wash basin above a vanity unit, and a toilet exist. A frosted double-glazed window allows natural light in.

Front Garden & Driveway

The front garden benefits from a number of raised planted borders. A gated pathway leads up the front garden to the front door and down the side of the property to the rear garden that is accessed through a timber gate. The driveway is also gated offering off-road parking. An electric car charging point is fitted to the side of the property and included in the sale.

Rear Garden

A large rear garden that is split over three levels, it has a west-facing aspect making it perfect for those warm evenings sat out on the patio. A number of steps lead down to the two lower patios and the timber shed. Several planted borders exist around the rear garden. The French doors in the conservatory allow easy access into the house from the rear garden.

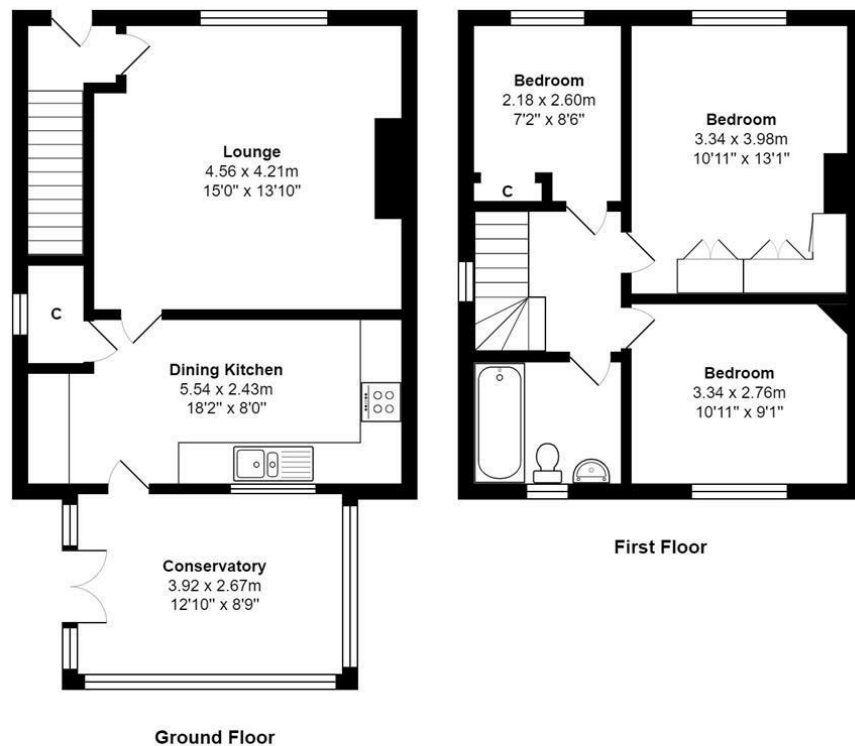
Important Information

TENURE - FREEHOLD.

Council Tax Band A.

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.





Total Area: 86.4 m² ... 930 ft²

All measurements are approximate and for display purposes only

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.

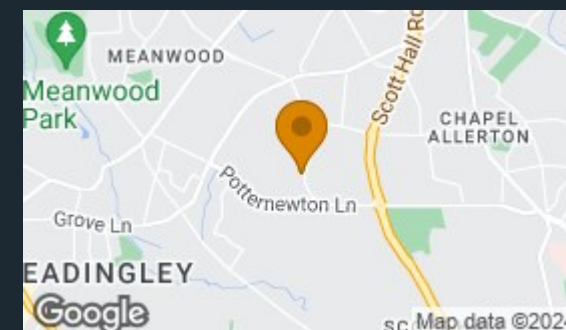
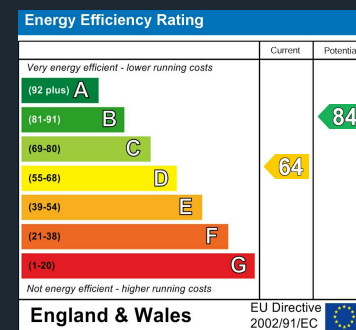
3. Measurements: These approximate room sizes are only intended as general guidance.

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.

Local Authority
Leeds City Council

Council Tax Band
A





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