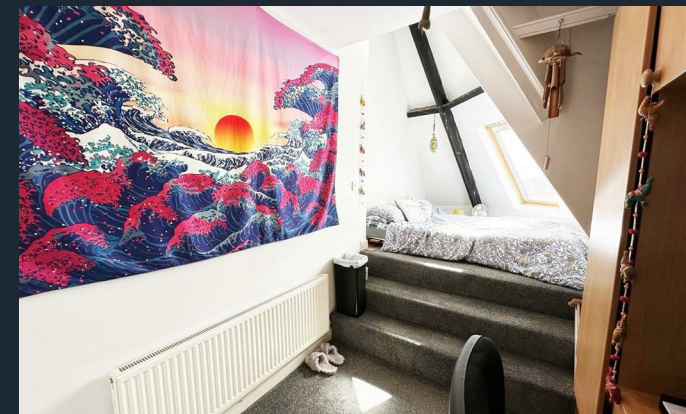




CORNERSTONE

Flat 7, 67 Clarendon Road, Leeds, LS2 9DR



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67 Clarendon Road

Guide Price £200,000

Cornerstone is delighted to offer for sale this fantastic four-bedroom four-bathroom top-floor flat located in this brilliant location, walking distance to the University of Leeds, Leeds General Infirmary, and Leeds City Centre.

This spacious flat is situated on Clarendon Road which is a stone's throw from the many great amenities and services Leeds has to offer.

This extremely large flat is found on the top floor of this lovely, ornate, and charming Victorian building. It is our understanding this grand building was once a school and has now been converted into several flats. The property's position is elevated above Leeds and offers the most amazing views over some of Leeds and beyond.

You enter the communal entrance vestibule through a commanding door. On entry into the vestibule you can collect your post and a second door leads into a grand communal hallway with a wide and ornate staircase that leads up to the top floor and the entrance into the flat.

Upon entry into the flat, you step into a large hall that leads to the open-plan kitchen diner, and sitting room, it also leads to four double bedrooms all with en-suites.

This quirky, and unique flat has two of the double bedrooms situated inside a turret with exposed timber beams. Both of these turret bedrooms offer the most brilliant views through their Velux windows out over Leeds, and beyond.

The property is situated in fairly significantly sized grounds. The grounds comprise two car parks which offer plenty of parking. We understand it is first come first serve for parking. Behind the property, is a large grassed/lawned area with several trees. This garden area is perfect for sitting out and being enjoyed in the warmer months.

The property's location is truly brilliant being well-connected, surrounded by many amenities and services. It is a short walk to the University of Leeds which would make this property perfect for any parent buyer. Having Leeds General Infirmary, and the City Centre so close will also make it extremely popular among a first-time buyer and investors.

If the above is of interest please call the sole agent Cornerstone to arrange a viewing.

The Communal Hall

You enter the communal areas through a timber door. You enter into a large entrance vestibule that has the post-collect area. A second door leads into a grand hallway with high ceilings and ornate woodwork with a wide staircase that leads up to the top floor. A number of stained glass windows are present on the staircase adding some opulence and character.

The Flat Hallway

You enter the flat through a timber door into a neutrally decorated hallway that leads to the open-plan kitchen diner, and sitting room. The hallway also leads to the four double bedrooms with en-suites. A loft hatch is present above the hallway.

Bedroom One

A large double bedroom that is situated in part of the turret. The sleeping area is located up a number of steps where a Velux window offers the most amazing view, and there are exposed timber beams above the sleeping area in the turret. The decor is neutral and the bedroom benefits from a fitted wardrobe, cupboard, and a desk. The en-suite is tiled with a shower, a pedestal wash basin, and a toilet. The en-suite has a partially frosted sash window.

Bedroom Two

Again, a large double bedroom is situated in part of the turret. The sleeping area is again located up a number of steps where a Velux window offers a great view out and exposed timber beams above the sleeping area in the turret exist. The decor is neutral and the bedroom benefits from a fitted wardrobe, cupboards, and a desk. A modern tiled en-suite with a shower, pedestal wash basin, and a toilet exists.

Bedroom Three

A spacious and neutrally decorated bedroom with a fitted wardrobe, drawers, cupboards, and a desk. A good size window allows plenty of natural light in. The en-suite comprises a shower, a pedestal wash basin, and a toilet.

Bedroom Four

A neutrally decorated bedroom again with fitted furniture including a wardrobe, drawers, and a desk. The sleeping area is located in an alcove making it the most cosy bedroom in the flat. A window is present allowing plenty of light in. The en-suite comprises a shower, a pedestal wash basin, and a toilet.

The Grounds

The property and flat are situated in fairly significantly sized grounds. The grounds comprise two car parks which offer plenty of parking. We understand it is first come first serve for parking. Behind the property, is a large grassed/lawned area with several trees. This garden area is perfect for sitting out and being enjoyed in the warmer months.

Important Information

Tenure - Leasehold - Term 99 years from 1 January 2006 - 81 years remaining.

Service Charge £688.00 per quarter.

Ground Rent - £500.00 per annum.

Council Tax Band A.

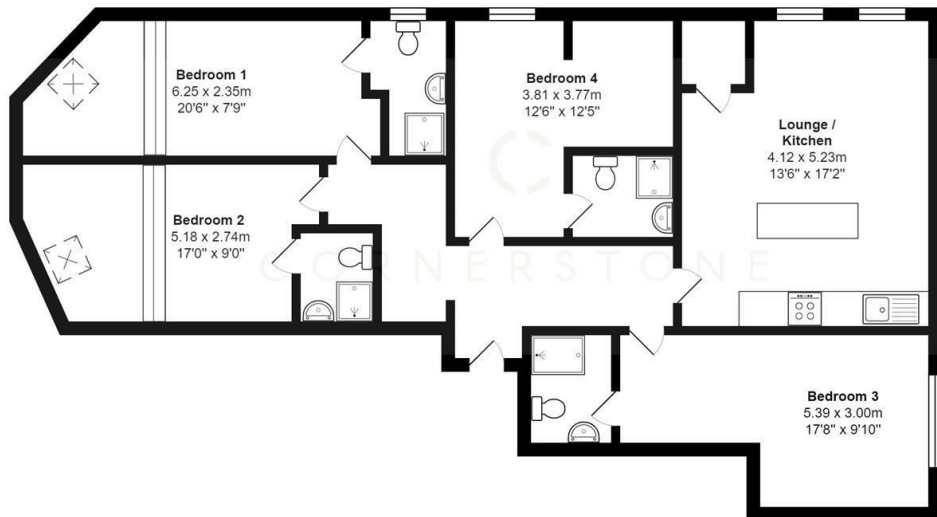
This property is offered for sale with no onward chain.

The flat is currently tenanted to three individuals. Their contracts end in June 2024.

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 where we reasonably can.





Ground Floor

Total Area: 100.4 m² ... 1080 ft²

All measurements are approximate and for display purposes only

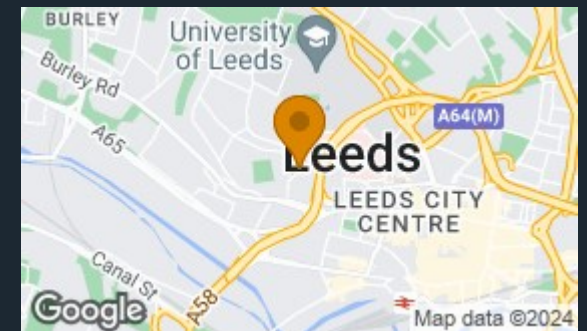
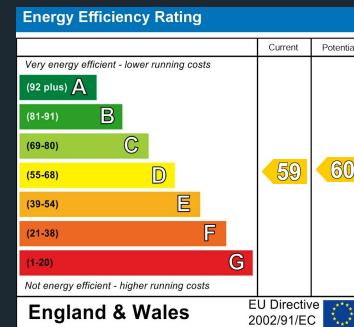
3. Measurements: These approximate room sizes are only intended as general guidance.

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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