



CORNERSTONE

17 Sandfield Garth, Meanwood, Leeds, LS6 4JL



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17 Sandfield Garth

Guide Price £340,000

Cornerstone is delighted to offer for sale this spacious and extended three-bedroom end-through terrace property with no onward chain. The property is located at the top of a desirable cul-de-sac and has an open plan kitchen diner, a large through dining room & sitting room, a front garden, a large garage, and a lovely south west facing rear garden.

This property is located on the Meanwood Headingley border which means walking distance to both popular centres.

Internally the property comprises an entrance vestibule that leads into the dining room. The dining room flows and leads through into the sitting room, the staircase to the first floor and a door leads into the open-plan kitchen diner. The open-plan kitchen benefits from ample kitchen cupboards, plenty of worktop space, and a storage cupboard. The kitchen diner leads to a good-sized porch which also gives access into the rear garden.

The first floor has a landing with access to a boarded loft via a pull-down ladder with a double-glazed window, water supply, and power. A spacious principal bedroom with fitted wardrobes and en suite is present, a second bedroom with fitted wardrobes, a third bedroom with fitted wardrobes, and a family bathroom exists.

Externally the property has a tarmac driveway with a large detached garage with power and an electric door for entry. A large south west facing rear garden exists which comprises a patio, and a lawn with some beautiful and mature borders that surround it.

Sandfield Garth is elevated over Meanwood which offers some fantastic far-reaching viewings. This cul-de-sac is within walking distance to Meanwood Park, a number of excellent schools, together with Meanwood's busy and vibrant centre. Meanwood has a Waitrose, many highly regarded shops, cafes, bars, pubs, and restaurants. All the above make this suburb a desirable place to reside. Headingley is also a short walk from the property and offers many amenities including Sainsbury's, many cafes, bars, restaurants and so much more. Leeds city centre is an easy commute.

This spacious property will be perfect for many buyers from young families to professionals.

To conclude, a lovely home. A viewing is a must to appreciate its spacious size internally, also externally, and its great location.

Entrance Vestibule

You enter the property through a uPVC door into an exposed brick entrance vestibule, perfect for cloak and shoe storage. The entrance vestibule benefits from a double glazed window allowing natural light in. A timber door leads into the through dining room and sitting room.

Through Dining Room & Sitting Room

A spacious dining room & sitting room. The dining area is predominately neutrally decorated with a painted feature wall and coving to the ceiling. A large double-glazed window looks out over the front garden and driveway. A staircase leads to the first floor from the dining room. The open-plan kitchen diner can also be accessed from the dining room. A large arch leads into the sitting room. The sitting room is also decorated predominately neutrally with a painted feature wall and again coving exists. A gas fire creates a pleasant focal point for this space. Double-glazed French doors open out into the rear garden and lead out onto the patio, two large double-glazed windows exist on either side of the French doors allowing natural light to pour in. A second double-glazed window in the sitting room exists which looks out over the front garden.

Open Plan Kitchen Diner

The open-plan kitchen diner benefits from plenty of lower and upper-level cupboards with ample worktop space with tiled splashbacks and an island. The kitchen utilities comprise a one-and-a-half sink with a drainer, an oven, a ceramic hob, and space for a plumbed-in washing machine. The kitchen diner is predominately neutrally decorated with two double-glazed windows that allow plenty of natural light in. The kitchen diner has a pantry/cupboard below the staircase and a double-glazed uPVC door opens into a porch at the rear of the property.

Rear Porch

A partially tiled porch that is predominately neutrally decorated with several double glazed windows that look out into the rear garden. A uPVC door leads out into the rear garden.

Landing

A neutrally decorated landing leads to the principal bedroom with en suite, bedroom two, bedroom three, and the family bathroom. A pull-down loft ladder gives access to a boarded loft with power, water, and a double-glazed window.

Principal Bedroom & En Suite

A spacious principal bedroom that is neutrally decorated with fitted wardrobes, and drawers with a dressing table above. A large double-glazed window looks out over the rear garden. The en suite is partially tiled comprising a shower cubicle, pedestal wash basin, and a toilet. A frosted double-glazed window allows natural light into the en-suite.

Bedroom Two

Again a neutrally decorated bedroom with fitted bedroom furniture comprising wardrobes, drawers, and a dressing table. A large double-glazed window exists to the front elevation with a view out over the front garden and driveway.

Bedroom Three

A neutrally decorated third bedroom with fitted wardrobes and a double-glazed window to the rear elevation with a view out over the rear garden. A built-in cupboard is also present.

Family Bathroom

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

Driveway and Front Garden

A good-sized tarmac driveway that offers off-road parking and leads to a detached garage. The front garden is fairly low maintenance laid to gravel. A path leads from the driveway to the front door and around the property to the rear garden.

Detached Garage

A large detached garage that is accessed by an up-and-over electric door. The garage is easily large enough to allow parking for a vehicle. The garage has power and lighting.

Rear Garden

An impressive and vast rear garden with a south west facing aspect. The rear garden comprises a patio that has French doors that lead in and out of the sitting room. A good-sized lawn is present with raised and mature borders that surround it. You can also enter into the open plan kitchen diner through a porch located at the rear of the property.

Important Information

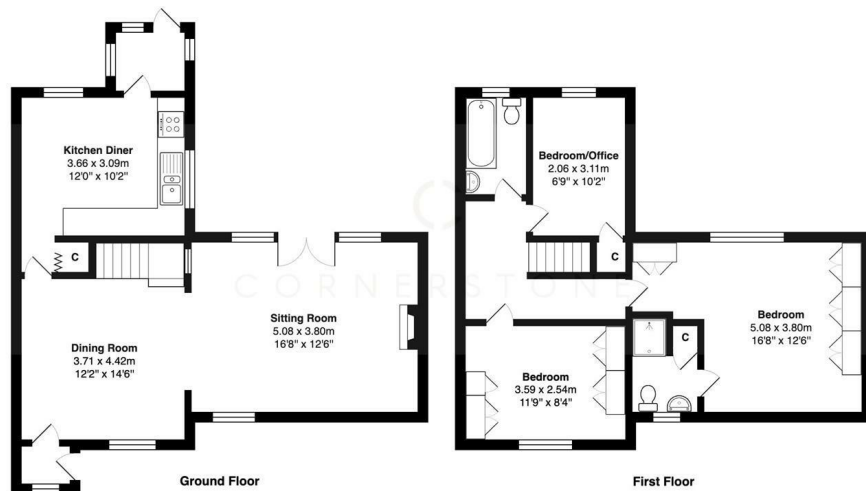
TENURE - FREEHOLD.

Council Tax Band C.

This property is offered with no onward chain.

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: 99.0 m² ... 1065 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.

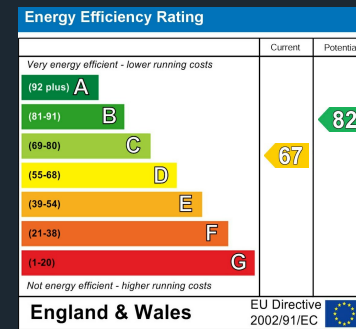
3. Measurements: These approximate room sizes are only intended as general guidance.

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
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Council Tax Band
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