



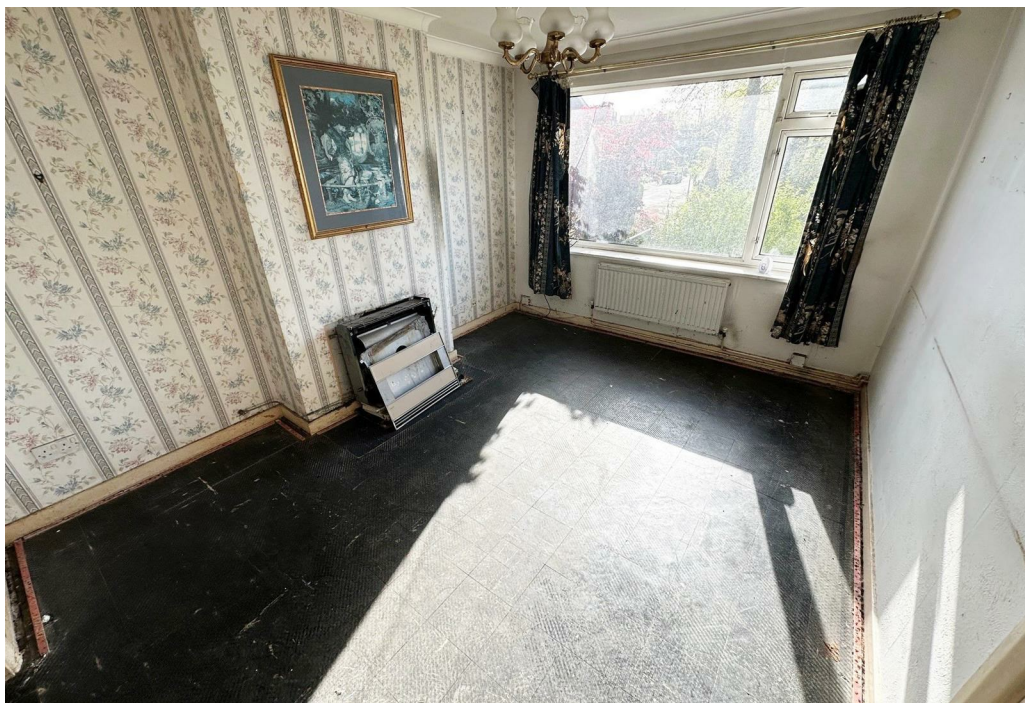
CORNERSTONE

77 Church Lane, Meanwood, Leeds, LS6 4NP



2 x | 3 x | 1 x | 2 x | E EPC





77 Church Lane

Guide Price £269,950

First viewings Saturday 4th May 2024.

Cornerstone is excited to offer for sale this brilliant opportunity to acquire this well-located three-bedroom semi-detached property with a detached garage. The property is in need of modernisation and offered for sale with no onward chain.

This property is only a short distance from the centre of Meanwood, Meanwood Park, The Hollies, the David Lloyd Leisure Club, and many shopping amenities. To name a few, these include a Waitrose Home & Food hall, an Aldi, and a Sainsbury's supermarket located at the nearby Moor Allerton retail park. Several highly regarded schools, and a good selection of cafes, bars, pubs, and restaurants are located throughout Meanwood.

The location of this property gives easy access to the ring road and Leeds city centre. It has good public transport links with a bus stop situated just outside the property on Church Lane.

The accommodation to the ground floor comprises a hallway, a through sitting room and dining room, a kitchen, and an extension to the rear that could be used as a snug or an office. A porch also exists which is accessed from the kitchen and leads out onto the driveway.

The first floor comprises a landing, three bedrooms, and a bathroom.

Externally the property is situated on a good-sized plot with a front garden, a driveway leading to a detached garage, and a rear garden.

This is a superb opportunity to purchase this fantastic home that you can modernise to your own taste and standards. We expect this property to be popular given its price and location.

Hallway

When entering the property from the front you do so via a timber door with glass panels to the side that allow natural light into the hallway. The hallway leads to the kitchen, sitting room, and the staircase to the first floor.

Kitchen

The kitchen comprises several cupboards with contrasting worktops. The kitchen utilities comprise a stainless steel sink with a drainer with a double-glazed window above, an oven, a hob, and space for a washing machine. The kitchen is open with the dining room and also leads into a porch at the rear of the property. The porch leads out onto the driveway and gives easy access to the rear garden.

Sitting Room

You access the sitting room from the hallway. The sitting room has a large double-glazed window to the front elevation with a view out over the front garden. The sitting room has coving to the ceiling and is open with the dining room, flowing seamlessly into it.

Dining Room

The dining room and the kitchen are separated by several cupboards and a worktop. The dining room leads into a room at the rear of the property.

Snug/Office

This room is accessed from the dining room and has a window to the rear elevation. It could have several uses such as a snug, an office, etc.

Landing

The landing leads to the three bedrooms and the bathroom. A double-glazed window exists above the staircase/landing.

Principal Bedroom

A good-sized bedroom with fitted wardrobes and a double-glazed window to the front elevation. You get a pleasant view of Meanwood's Holy Trinity Church from the window.

Bedroom Two

A good-sized second bedroom with a double-glazed window to the rear elevation with a view out and up the rear garden. This bedroom has a handy cupboard.

Bedroom Three

Bedroom three has a double-glazed window with a view out to the front elevation over the front garden and driveway. Again, you get a pleasant view of Meanwood's Holy Trinity Church.

Bathroom

A tiled bathroom that comprises a corner shower cubicle, a pedestal wash basin, and a toilet. A frosted double-glazed window allows plenty of light in.

Front Garden & Driveway

The front garden is raised above Church Lane and comprises a lawn with a number of borders. A concrete driveway offers off-road parking.

Detached Garage

The detached garage/store has a timber door for entry and a window to the side elevation. An outbuilding is also present behind the garage.

Rear Garden

The rear garden is tiered over two levels. A lawn is present on the first tier. The second/top tier is a real sun trap, perfect for sitting out in the warmer months.

Important Information

TENURE - FREEHOLD.

Council Tax Band C.

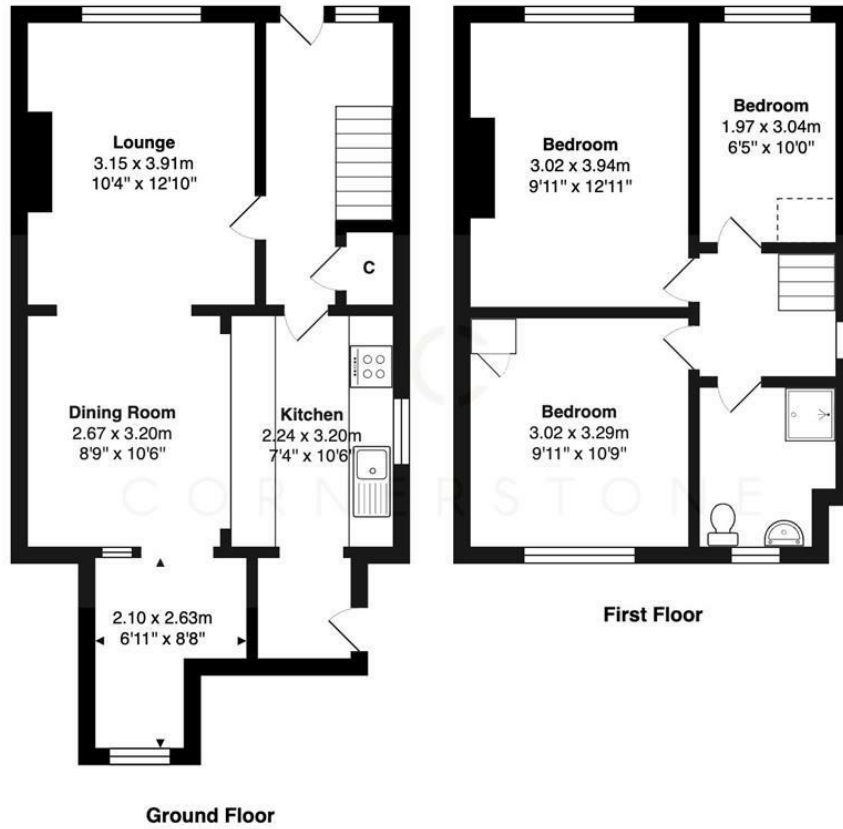
No onward chain.

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.

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.





Total Area: 80.5 m² ... 866 ft²

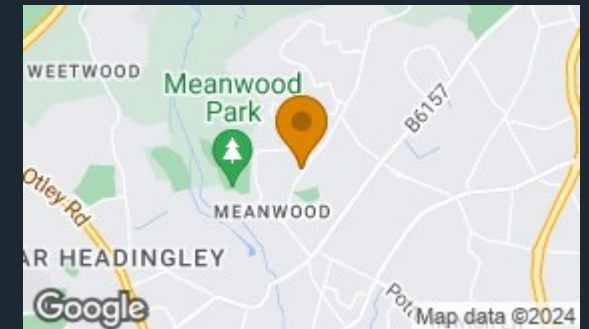
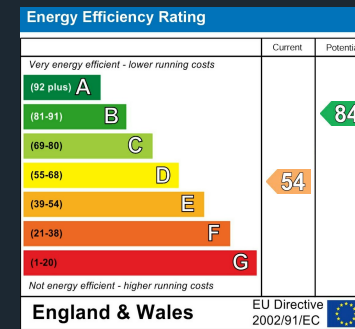
All measurements are approximate and for display purposes only

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
C





Cornerstone Sales
13 Stonegate Road
Leeds
West Yorkshire
LS6 4HZ

Contact
0113 2745360
office@cornerstoneleeds.co.uk
www.cornerstoneleeds.co.uk