




CORNERSTONE

57 Green Road, Meanwood, Leeds, LS6 4LE



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57 Green Road

Guide Price £345,000

Cornerstone is delighted to present for sale this brilliant three-bedroom semi-detached property with no onward chain located in one of Meanwood's most desirable locations.

The property is situated on Green Road, at one end you have Meanwood's popular and highly desirable park which offers a vast amount of open parkland and woodland on your doorstep. The Meanwood Beck also flows through the park, not forgetting to mention Meanwood's Ofsted 'outstanding' Church of England Primary School which is located at the entrance of Meanwood Park. At the opposite end of Green Road, you have the centre of Meanwood which includes many great amenities and a Waitrose Home & Food hall.

Meanwood as a whole has a traditional but trendy, cosmopolitan feel with an array of superb amenities. These include several cafes, bars, pubs and restaurants. Meanwood also has many independent businesses throughout its parades/streets and the large Northside Retail Park offers many big brand amenities such as Aldi.

Headingley and Chapel Allerton are also within close proximity, again offering a brilliant array of amenities with a cosmopolitan and trendy atmosphere.

Transportation links are good from this location with convenient access to the city centre via private or public modes and Meanwood offers easy access to the ring road.

The property is surrounded by a number of highly regarded schools including the Ofsted 'outstanding' Church of England Meanwood Primary School, Ofsted 'good' St Urban's Primary School, and the secondary Cardinal Heenan High School.

The property comprises the ground floor an entrance hallway, a sitting room, a dining room, and a kitchen.

The first floor comprises a landing, a principal bedroom, bedroom two, bedroom three, and a bathroom/wet room.

Externally the property has a front garden, a driveway, a detached garage, and a rear garden.

Overall a brilliant property in a fantastic location. Please get in touch with Cornerstone the sole agent to arrange your viewing.

Hallway

You enter the property from the driveway at the side of the property through a timber and glass-paneled door. The hallway leads to the sitting room, dining room, and the staircase to the first floor.

Sitting Room

The sitting room is wallpapered with covings to the ceiling. A large double-glazed bay window exists to the front elevation with a view out over the front garden allowing light to pour in. A centrally positioned fireplace exists creating a lovely focal point to the sitting room.

Dining Room

The dining room is wallpapered with coving to the ceiling. A double-glazed window looks out to the side of the property onto the driveway while also allowing natural light in. The dining room benefits from a centrally positioned fireplace. A handy under-staircase cupboard exists and a sliding timber and glass paneled door opens to lead down into the kitchen.

Kitchen

The kitchen comprises ample lower and upper-level cupboards finished in white with white worktops. The kitchen has a tiled floor and walls. The kitchen utilities comprise a one-and-a-half stainless steel sink with a drainer, space for a free-standing oven with a hob, space for a fridge, space for a freezer, and space for a washing machine are present. The kitchen has two double-glazed windows that look out over the rear garden. A timber door with a stained glass window leads out into the rear garden and onto its patio.

Landing

The landing has a dado rail and leads to the three bedrooms and bathroom/wetroom.

Principal Bedroom

A good-sized principal bedroom that benefits from fitted wardrobes with cupboards above, drawers, and a dressing table. A double-glazed bay window exists to the front elevation with a view out over the front garden.

Bedroom Two

Again, a good-sized bedroom with a double-glazed window to the rear elevation with a view out over the rear garden.

Bedroom Three

Bedroom three has a double-glazed window to the side elevation.

Bathroom/Wet Room

The bathroom/wet room comprises an electric shower, a pedestal wash basin, and a toilet. The bathroom/wet room has tiled walls and a frosted double-glazed window.

Front Garden & Driveway

A well-tended and mature front garden comprising a lawn with a number of borders that surround it. Metal gates give access to the driveway which leads down the side of the property to the main door into the house, a detached garage and the rear garden.

Detached Garage

A detached garage that is accessed by an up-and-over door. The garage has power and a window.

Rear Garden

The rear garden can be accessed from the driveway or the kitchen. The rear garden comprises a concrete patio, some steps lead down to a lawn with a number of mature plants and hedges. An outbuilding is present at the rear of the garage for additional storage.

Important Information

TENURE - FREEHOLD.

Council Tax Band B.

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.

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

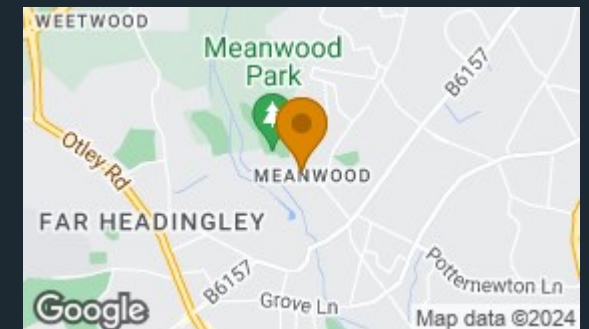
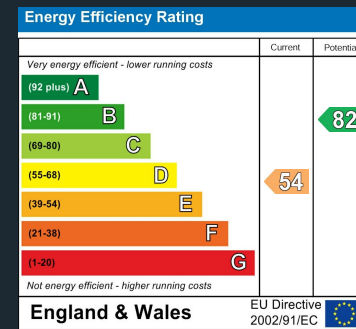
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Total Area: 68.9 m² ... 742 ft² (excluding garage)
All measurements are approximate and for display purposes only

Local Authority
Leeds City Council

Council Tax Band
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