



CORNERSTONE

# 38 Sunset Road, Meanwood, Leeds, LS6 4LH



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# 38 Sunset Road

## Guide Price £340,000

Cornerstone is delighted to offer for sale, this brilliant two/three bedroom semi-detached bungalow located in the sought-after suburb of Meanwood at the top of Sunset Road. The property is situated between two cul-de-sacs and has some amazing views.

This fantastic bungalow is conveniently situated a minute's walk from Meanwood Park and its woods. You can in fact access Meanwood Park directly from the cul-de-sac via a path. Waitrose is also only just down the road. In addition, numerous other amenities are in close proximity, such as The Hollies, a David Lloyd Leisure Centre, Sainsbury's supermarket, several highly reputable schools, and a delightful array of coffee shops, cafes, pubs, bars, and restaurants.

The property's location gives easy access to the ring road and has good public transport links to Leeds City Centre, the surrounding suburbs, and Harrogate.

This property has a lovely feel with some beautiful views. The ground floor comprises a modern open kitchen, a ground-floor toilet, a sitting room, a dining room/bedroom, and a ground-floor wet room.

The first floor boasts a spacious principal bedroom, a second double bedroom, and a family bathroom. The first floor offers some lovely views over Meanwood and towards Headingley.

Externally, the property has a front garden and a path that leads to the side of the property where the main entrance door is located. This pathway also continues to the rear garden. The rear garden has a large garden room that has electricity and is plastered being painted neutrally. The rear garden is landscaped comprising a lawn, several borders, and a graveled seating area. It also leads out onto a driveway.

To conclude, a stunning property that will appeal to a range of purchasers. This is a lovely home in a popular location.

### **Kitchen**

You enter the property through a composite/uPVC door into the kitchen. The kitchen is modern and comprises ample lower and upper-level cupboards with contrasting worktops. The kitchen utilities comprise a stainless steel sink with a drainer that has a double-glazed window above that looks out into the front garden. An integrated oven, a four-ring gas hob with a stainless steel splash back, and an extractor hood are present. An integrated fridge and an integrated washing machine also exist. There is also space for further appliances. The kitchen leads to the staircase to the first floor, ground floor toilet, sitting room, dining room/bedroom, and the ground floor wetroom. The property's boiler is also located in the kitchen. The kitchen is neutrally decorated.

### **Sitting Room**

A spacious and neutrally decorated sitting room with a large double-glazed window to the front elevation. The sitting room has a lovely fireplace which creates a pleasant focal point to this room and a wood effect floor exists.

### **Dining Room/Bedroom**

Currently used as a dining room this is a versatile space that is neutrally decorated with double-glazed French doors that lead out into the rear garden.

### Ground Floor Wetroom

A spacious ground-floor wetroom with a shower and a raised toilet. A frosted double-glazed window allows natural light in

### Ground Floor Toilet

A neutrally decorated ground floor W.C. is present that comprises a toilet and a wall-mounted corner wash basin.

### First Floor Landing

A neutrally decorated landing that leads to two double bedrooms and a family bathroom. A frosted double glazed window is present above the staircase that allows natural light into the kitchen and landing.

### Principal Bedroom

A neutrally decorated principal bedroom with a double-glazed window to the rear elevation with a view out over the rear garden. This bedroom benefits from having an integrated wardrobe.

### Double Bedroom Two

A good-sized bedroom that is neutrally decorated with two Velux windows. This bedroom has some lovely far-reaching views out of its two windows. It also offers plenty of storage with ample eaves storage and a large integrated cupboard.

### Family Bathroom

A partially tiled bathroom that comprises a walk-in shower cubicle with a rain dance shower head and a second flexible shower hose. A bath, a pedestal wash basin, a toilet, and a chrome towel radiator exist. A frosted double glazed window allows natural light in.

### Front Garden & Path

The front garden comprises a raised border. A path leads up from the cul-de-sac to the side of the property where the main entrance door is located into the kitchen. The pathway leads down the side of the property and into the rear garden, it is gated at each end which is perfect for animal owners. Meanwood Park can also be accessed directly from the head of the cul-de-sac via a path on the other side of the street.

### Rear Garden & Garden Room

A landscaped rear garden that comprises a lawn, a number of borders, and a graveled seating area. The rear garden has a large garden room that has electricity. It is plastered internally and painted white. Two large double-glazed windows also allow natural light to pour in. The rear garden leads out onto a tarmac driveway which is accessed from Sunset View, a cul-de-sac behind the property.

### Important Information

TENURE - FREEHOLD.

Council Tax Band B

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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.

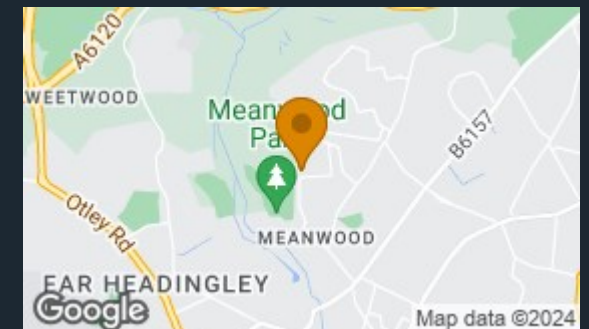
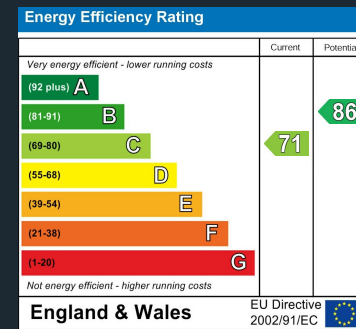




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