



CORNERSTONE

105 Church Lane, Meanwood, Leeds, LS6 4NR



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105 Church Lane

Guide Price £315,000

Cornerstone is delighted to offer for sale this three-bedroom semi-detached property with no onward chain situated in the popular suburb of Meanwood.

This property is only a short distance from the centre of Meanwood, Meanwood Park, The Hollies, a David Lloyd Leisure Centre, and a variety of brilliant shopping amenities. To only name a few these include a Waitrose Home & Food Hall, an Aldi at the Northside Retail Park, and a Sainsbury's supermarket at the nearby Moor Allerton retail park complex. A number of excellent schools are also nearby. The extremely sought-after Meanwood Primary School which is Ofsted Outstanding is just around the corner located at the entrance of Meanwood Park. A good selection of coffee shops, cafes, bars, pubs, and restaurants are located throughout Meanwood.

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

The property to the ground floor comprises a hallway, a through sitting room and dining room, a garden room/conservatory, a kitchen, and a utility room.

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

Externally the property is situated on a good-sized plot that comprises: a front garden, a gated driveway, a detached garage, and a large rear garden.

This property will appeal to a range of purchasers - especially those looking for a great home in this great location.

Hallway

A uPVC door with a frosted double-glazed window to the side of the door opens into the hallway. The hallway is predominately neutrally decorated, it leads to the sitting room, kitchen, and the staircase to the first floor. A handy storage cupboard is located below the staircase.

Sitting Room

A neutrally decorated sitting room with a large double-glazed window to the front elevation that has a view out over the front garden. The sitting room is neutrally decorated with coving to the ceiling and a centrally positioned wall-mounted fireplace is present. An arch opens and leads into the dining room.

Dining Room

A neutrally decorated dining room with coving to the ceiling. The dining room leads to the kitchen and into the garden room/conservatory.

Garden Room/Conservatory

A double-glazed uPVC sliding door leads from the dining room into the garden room. The garden room benefits from exposed brick walls and several double-glazed windows that allow natural light in and look out over the rear garden. French double-glazed doors lead out into the rear garden.

Kitchen

A contemporary kitchen that comprises ample lower and upper-level cupboards with contrasting worktops. The kitchen utilities comprise a one-and-a-half sink with a drainer with a double-glazed window above, an integrated oven, and a four-ring hob with an extractor hood above. The kitchen as a whole is predominately tiled. A door with frosted glass leads into a utility room.

Utility Room

The utility room is decorated neutrally and houses the property's boiler. It has space for a washing machine and space for a free-standing fridge freezer. A double-glazed window is present and a uPVC door leads out into the rear garden.

Landing

A neutrally decorated landing with a double-glazed window above the staircase. The landing leads to the three bedrooms and bathroom. A loft hatch is found above in the ceiling.

Principal Bedroom

The principal bedroom is decorated with striped wallpaper with coving to the ceiling. A double-glazed window exists at the front elevation. The principal bedroom has several fitted wardrobes, drawers, and two bedside tables.

Double Bedroom Two

A neutrally decorated bedroom with a double-glazed window to the rear elevation with a view out over the rear garden. An integrated cupboard is present, a wardrobe, a dressing table, and a bedside table.

Bedroom Three

Bedroom three has a double-glazed window to the front elevation and a wardrobe is present.

Bathroom/Wet room

A neutrally finished and predominately tiled bathroom/wet room that comprises a large shower area, a pedestal wash basin, and a toilet. A frosted double-glazed window allows plenty of natural light in.

Front Garden & Driveway

A well-tended front garden comprises a lawn with a number of borders that surround it. A gated concrete driveway offers off-road parking and leads to a detached garage. A gate at the side of the garage opens and leads to the rear garden.

Detached Garage & Shed

The garage is accessed by an up-and-over door. A timber shed is also present behind the garage, the shed is accessed from the rear garden only.

Rear Garden

A stunning rear garden comprises a patio that has direct access into the garden room/conservatory through double-glazed French doors and the utility room through uPVC double-glazed door. A couple of steps lead up to a good-sized lawn from the patio. At the top of the lawn, a planted border is present with a number of trees/conifers. This rear garden is a real sun trap and is perfect for sitting out in the warmer months with its westerly-facing aspect.

Important Information

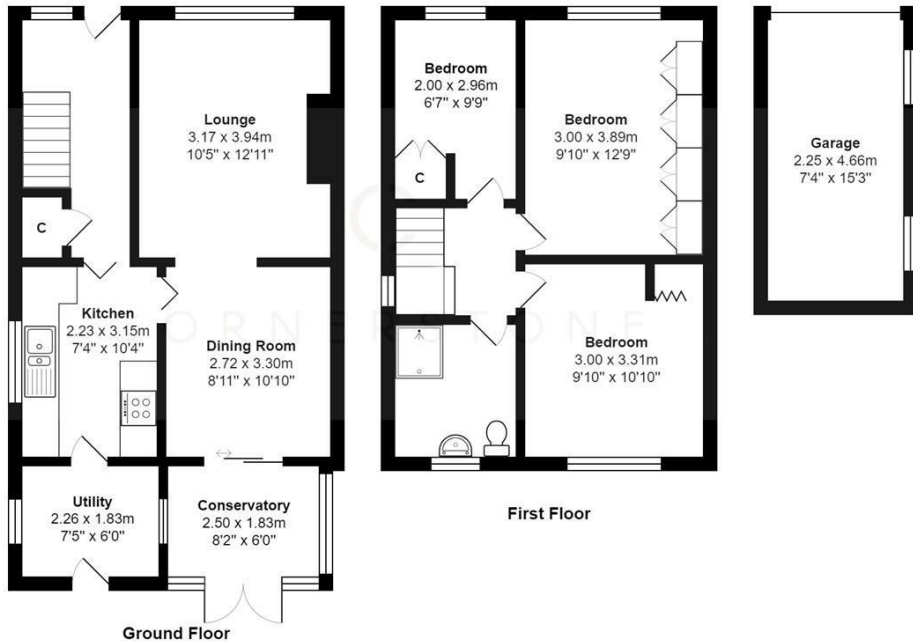
TENURE - FREEHOLD.

No Onward Chain.

Council Tax Band C.

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





Total Area: 94.3 m² ... 1015 ft²
 All measurements are approximate and for display purposes only

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.

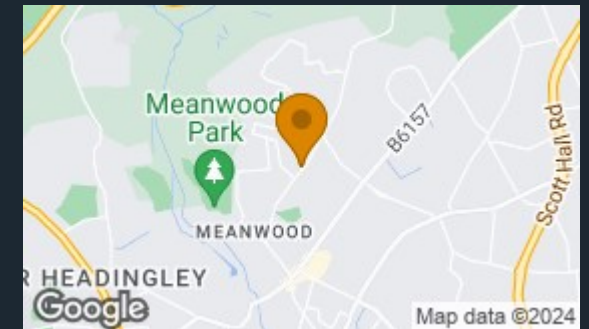
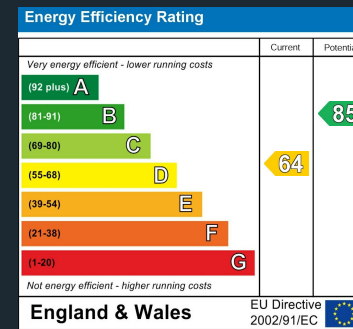
3. Measurements: These approximate room sizes are only intended as general guidance.

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

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 Sales & Lettings 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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