



CORNERSTONE

1 Sunset Mount, Meanwood, Leeds, LS6 4LL



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1 Sunset Mount

Guide Price £250,000

Cornerstone is delighted to offer for sale, this brilliant three-bedroom semi-detached dormer bungalow located in the sought-after suburb of Meanwood. The property is situated on a cul-de-sac with some great panoramic views and is just a hop, skip, and a jump from Meanwood Park.

This bungalow is conveniently situated just a minute's walk from Waitrose which is just down the road. In addition, numerous other amenities are nearby, such as The Hollies, a David Lloyd Leisure Centre, a Sainsbury's supermarket, several excellent schools, and a delightful array of coffee shops, cafes, pubs, bars, and restaurants that are located throughout Meanwood.

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

This property needs some updating but has a certain charm that is complimented by some beautiful views and its fabulous location. The ground floor comprises a hallway, a sitting & dining room, a kitchen, two good-sized bedrooms, and a ground-floor bathroom/utility room.

The first floor boasts a spacious principal bedroom with an en-suite and plenty of eaves storage. This bedroom offers some far-reaching views over Meanwood towards Headingley & the Woodhouse Ridge.

Externally, a delightful side, front, and rear courtyard-style garden exist. The side & front garden has a south-facing aspect. The gardens both benefit from being exposed to the sun most of the day.

To conclude, a brilliant opportunity to purchase this perfectly priced property that will certainly appeal to a range of buyers. A lovely home in a popular location.

Hallway

A number of steps lead up from the driveway to a red composite door that opens into a neutrally decorated hallway. The hallway has a wood effect floor and leads to the kitchen, sitting & dining room, two good-sized bedrooms, the ground-floor bathroom/utility room, and a staircase to the first-floor principal bedroom with en suite.

Kitchen

The kitchen is painted in a vivid tone with ample cupboard space and contrasting worktops. The kitchen utilities comprise a stainless steel sink with a drainer and a double-glazed window above with a lovely view out. Space for a cooker, space for a dishwasher, and space for a free-standing fridge freezer exist. The kitchen also has a tiled floor and houses the property's boiler.

Sitting & Dining Room

A spacious sitting & dining room that is predominately neutrally decorated with a papered feature wall. Coving is present to the ceiling and a large double-glazed window exists to the front elevation with a great view of the garden and beyond towards Headingley and the Woodhouse Ridge. A feature electric stove is present that creates a nice focal point in this space.

Double Bedroom One

A vividly decorated double bedroom with coving to the ceiling with a double glazed window to the rear elevation with a view out over the courtyard-style rear garden. A handy under-staircase storage cupboard is present below the staircase.

Bedroom Two

A neutrally decorated bedroom with coving to the ceiling and a double-glazed window to the rear elevation with a view out over the courtyard-style rear garden.

Ground Floor Bathroom/Utility Room

The ground floor bathroom/utility room comprises a shower enclosure with an electric shower, a pedestal wash basin, a toilet, space for a washing machine with a worktop above, and a frosted double-glazed window. The walls are tiled neutrally with a contrasting tiled floor.

Principal Bedroom First Floor

A staircase with inset skirting board lighting leads up to the principal bedroom. The principal bedroom is neutrally decorated with ample eaves storage. A large dormer double-glazed window to the front elevation offers a brilliant view of the front garden with a fantastic far-reaching view towards Headingley and the Woodhouse Ridge.

En Suite

A tiled en suite that comprises a bath with a glass screen and a flexible shower hose, a wall-mounted wash basin, a toilet, and a chrome towel radiator. A frosted double-glazed window exists.

Driveway

A gated driveway that offers off-road parking. The driveway leads up to the main door, the side & front garden, and the rear courtyard-style garden.

Side & Front Garden

A superb garden space that comprises many mature plants and trees. This garden space has a south-facing aspect which makes it perfect for enjoying in the warmer months. A rolling lawn with many borders exists.

Rear Courtyard Garden

Accessed from the driveway this garden space has a courtyard feel with a timber deck and graveled area. A planted and raised planted border is present that is covered with crushed slate.

Important Information

TENURE - FREEHOLD.

Council Tax Band B.

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.

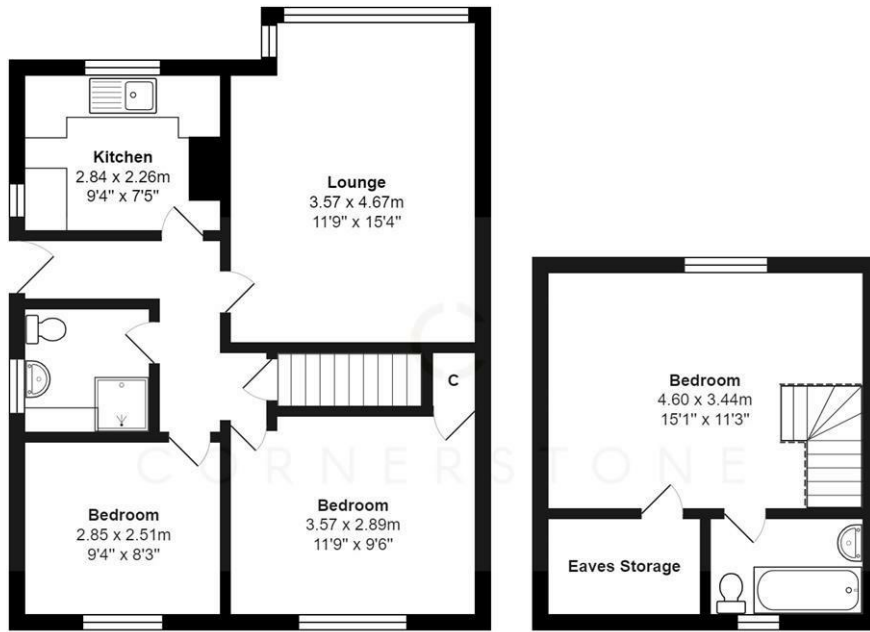
2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check where we reasonably can.

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.



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.



Ground Floor

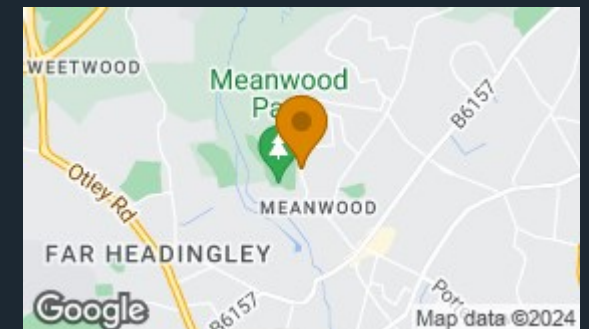
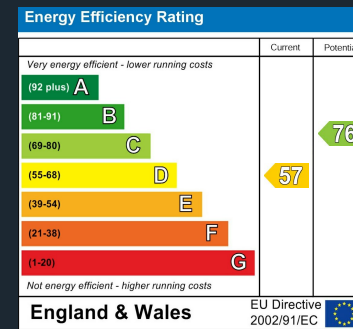
First Floor

Total Area: 73.3 m² ... 789 ft² (excluding eaves storage)

All measurements are approximate and for display purposes only

Local Authority
Leeds City Council

Council Tax Band
B





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