



CORNERSTONE

26 Talbot Crescent, Roundhay, Leeds, LS8 1AL



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26 Talbot Crescent

Guide Price £385,000

Cornerstone is delighted to offer for sale this fantastic three-bedroom semi-detached property located in the popular suburb of Roundhay.

The location of this property is great being situated only a short walk to the Ofsted outstanding Talbot Primary School and the Allerton Grange Secondary School.

Talbot Crescent is within easy reach of many excellent facilities and amenities. Closeby these can be found on Street Lane, the suburbs of Oakwood, Moortown, and Chapel Allerton. Leeds city centre is also easily accessible from here with good public transport links.

The amenities on Street Lane, include popular restaurants, cafe bars, designer boutiques, and a variety of independent shops. Further amenities can be found on and near the Oakwood Parade and Moortown Corner, again including restaurants, shops, and cafe bars. The iconic Roundhay Park is situated further along Street Lane around one mile from the property and offers many recreational amenities including huge open parkland, its famous lakes, and sports grounds. The popular Tropic World Zoo is also located in Roundhay Park perfect for children.

The property comprises the ground floor, an entrance porch leading to a hallway, a dining room, a sitting room with a gas stove, and French doors that lead out into the rear garden. A good-sized breakfast kitchen with a side door that leads out into the rear garden and garage.

On the first floor a landing, two double bedrooms, one single bedroom/study, and a house bathroom exist. A partially boarded loft is also present.

Externally the front of the property has a block paved driveway that leads to a garage. The rear garden is huge around 60ft in length, it comprises a lawn, a garden shed, and a patio. The rear garden has a west-facing aspect perfect for sitting out in the warmer months, especially in the evening.

Overall a fantastic property in a great location surrounded by many amenities. We expect this one to be popular given its size, price and location.

Porch

You enter the porch through a double-glazed door. On either side of this door, two large double-glazed windows are present. The porch has a tiled floor and exposed brick walls. A second timber door leads into the hallway.

Hallway

The hallway is neutrally decorated with coving to the ceiling. Natural light passes through either side of the front timber door through two frosted windows. A handy under-staircase storage cupboard exists. The hallway leads to the dining room, sitting room, breakfast kitchen, and to the staircase to the first floor.

Dining Room

The dining room is decorated in a modern and neutral tone with coving to the ceiling and a large double-glazed window to the front elevation. This allows plenty of natural light in. The dining room is also currently used as a snug/chill space.

Sitting Room

The sitting room is decorated in a modern tone with coving to the ceiling. A lovely gas stove sits on a stone hearth, it creates a pleasant focal point to this room. An arch with shelving is present and double-glazed French doors open out into the rear garden.

Breakfast Kitchen

A good-sized breakfast kitchen and pantry. The kitchen comprises plenty of cupboard space and a breakfast bar. The kitchen utilities are a one-and-a-half stainless steel sink with a drainer, a free-standing oven with a hob, space for a dishwasher, and space for a washing machine. The breakfast kitchen has two large double-glazed windows that have a lovely view out down the rear garden. A velux window/skylight exists above the kitchen on the roof allowing even more light to pour into this space. A uPVC and frosted double-glazed door leads out into the rear garden and gives access to the garage.

Landing

A neutrally decorated landing with a frosted double-glazed window above the staircase. The landing leads to two double bedrooms, bedroom three/study, and the bathroom.

Principal Bedroom

A spacious principal bedroom with a double-glazed window to the front elevation with a view out over the front garden.

Double Bedroom Two

A spacious second double bedroom decorated in a modern tone with a double-glazed window to the rear elevation with a view out over the rear garden.

Bedroom Three/Study

A neutrally decorated bedroom that is currently used as a study. A double-glazed window is present at the front elevation that has a view out over the front garden and driveway.

Bathroom

The bathroom comprises a bath with a shower over and a glass screen, a pedestal wash basin, a toilet, and a chrome towel radiator. A frosted double-glazed window allows natural light in.

Driveway & Front Garden

A block-paved driveway offers off-road parking and leads to the garage. The front garden comprises a lawn that is made fairly private by some well-tended hedging to two of the boundaries.

Garage

The garage is accessed from the driveway by an up-and-over door. The garage has power and houses the property's boiler. The garage offers plenty of space for storage including ample roof storage. A uPVC door at the rear of the garage leads out into the rear garden.

Rear Garden

A brilliant and spacious rear garden that we believe is just over 60ft in length. This west-facing garden comprises a large lawn and a patio which is perfect for sitting out on an evening in the warmer months. A timber shed is also present. The boundaries are defined by timber fencing and mature but well-tended hedges.

Important Information

TENURE - FREEHOLD.

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



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.

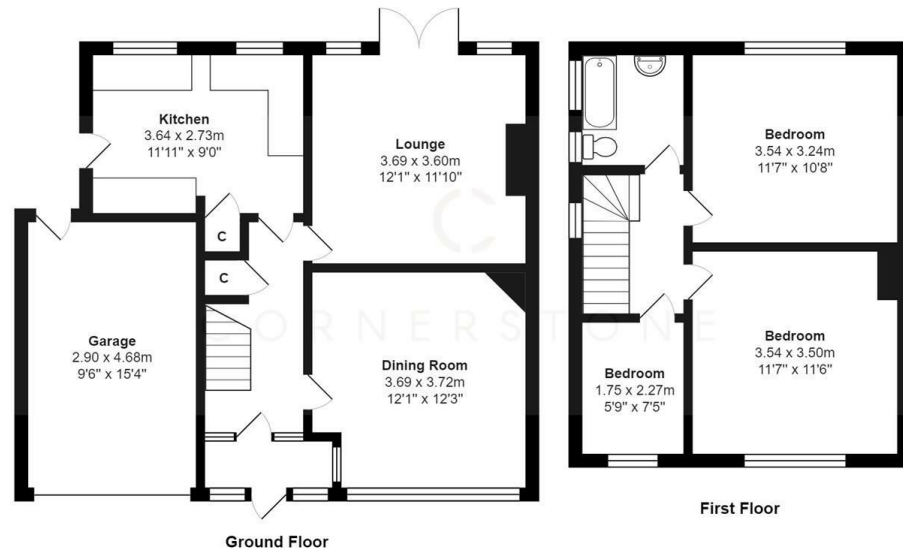
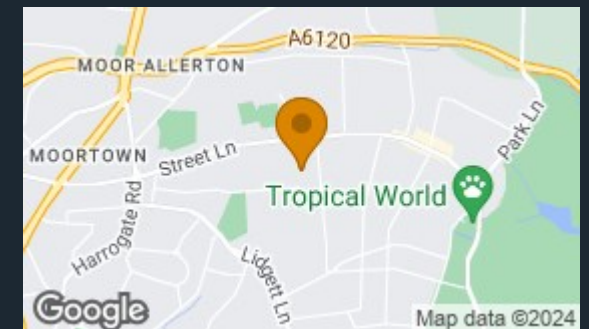
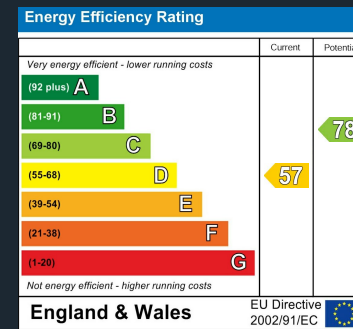
3. Measurements: These approximate room sizes are only intended as general guidance.

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.

Local Authority
Leeds City Council

Council Tax Band
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Total Area: 98.1 m² ... 1056 ft²
All measurements are approximate and for display purposes only





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