



CORNERSTONE

16 Deanswood Close, Alwoodley, Leeds, LS17 5JB



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16 Deanswood Close

Guide Price £130,000

Cornerstone is delighted to offer for sale this stylish and spacious one-bedroom ground-floor apartment, tucked away at the head of a cul-de-sac in this popular location of LS17.

This brilliant apartment benefits from gas central heating with the boiler recently installed (November 2022). The property has uPVC double-glazing and a double-glazed French door that leads out into the most incredible and spacious garden.

The accommodation comprises a commanding hallway with four useful storage cupboards, and a good-sized sitting & dining room, a double bedroom, a modern kitchen with a double-glazed French door that leads out into the garden, and a modern bathroom.

The spacious garden is beautiful, comprising a lawn, a timber-decked patio seating area, a lovely planted border, and a composting area. This stunning garden has a woodland backdrop.

Deanswood Close is conveniently situated near many amenities. On Cranmer Bank which is within walking distance is a parade of shops that offer a number of convenient amenities such as a Post Office. Also close by and within walking distance is the Moor Allerton Retail Park which has a Sainsbury supermarket and much more. The property's overall location is great, it offers easy access to Moortown, Chapel Allerton, Meanwood & Roundhay. These suburbs are packed full of fantastic amenities including many shops, coffee shops, bars, pubs, restaurants, parks and so much more.

The Ring Road & Leeds city centre can be accessed with ease from this location.

Overall a stunning ground-floor apartment that we feel will be extremely popular given all the above.

Hallway

The property is located on the right side of the head of the cul-de-sac. A number of steps lead down to a white uPVC door at the side of the property that opens into the apartment. The hallway is neutrally decorated with a tiled floor. The hallway has access to four storage cupboards. The hallway leads to the kitchen, sitting & dining room, and the bathroom.

Kitchen

A modern kitchen that comprises several cupboards that are finished neutrally with contrasting worktops with tiled splash backs. The kitchen utilities comprise a large inset stainless steel sink, an integrated oven, and an integrated four-ring gas hob with an extractor above. Space for a washing machine and space for a freestanding fridge freeze exists. The property's boiler is located in the kitchen (installed in November 2022). A pantry cupboard is present. Overall the kitchen is neutrally decorated with a tiled floor and a double-glazed French door leads out into the garden.

Sitting & Dining Room

A spacious sitting & dining room that is decorated in a neutral but modern tone with an exposed timber floor and a fireplace that creates a pleasant focal point to this room. A large double-glazed window looks out over the garden. The bedroom is accessed from the sitting & dining room.

Bedroom

A neutrally decorated double bedroom that has plenty of space. A large double-glazed window exists at the front elevation and a lovely exposed timber floor is present.

Bathroom

A tiled bathroom that comprises a bath with a rain dance shower above and a second flexible shower hose. A glass shower screen is present. A pedestal wash basin, a toilet, and a chrome towel radiator are also present. A double-glazed frosted window allows natural light in.

The Garden

Accessed down the side of the property through a timber gate or from the double-glazed French door from the kitchen you step into this wonderful garden. The garden comprises a lawn, a timber-decked seating area, a lovely planted border, and a composting area. The backdrop is woodland creating this tranquil green oasis beyond this spacious garden.

Important Information

TENURE - LEASEHOLD - Term 125 from 21st March 1994 - 95 years remaining.

Service Charge, Buildings Insurance & Ground Rent- £61.23 per quarter.

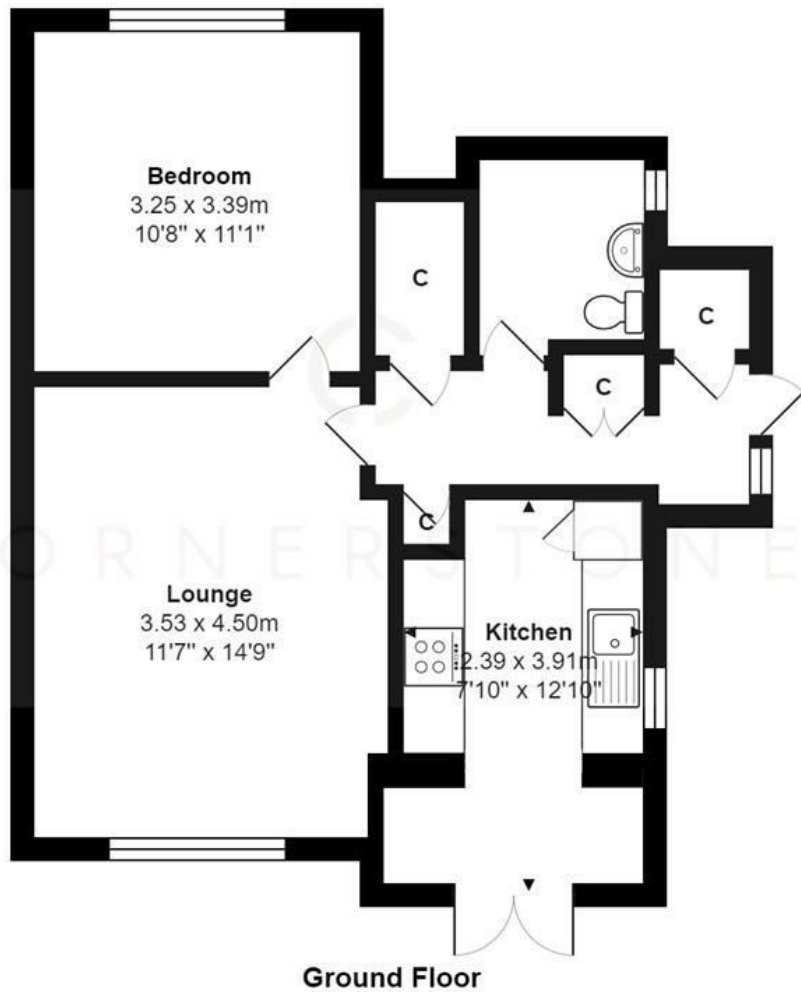
Managing Agent - Leeds City Council.

Council Tax Band A.

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





Total Area: 48.5 m² ... 522 ft²

All measurements are approximate and for display purposes only

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.

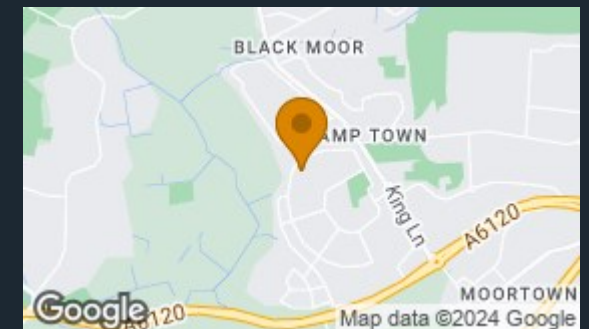
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

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
A

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





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