



CORNERSTONE

66 Wensley Drive, Chapel Allerton, Leeds, LS7 3QW



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66 Wensley Drive

Guide Price £375,000

Cornerstone is delighted to offer for sale this lovely three-bedroom semi-detached property located in this popular location of Chapel Allerton.

The property's location is excellent being located between Chapel Allerton and Meanwood. This location allows easy access to these popular centres. The property is situated near Scott Hall Road, which offers easy access to Leeds city centre and Moortown.

Chapel Allerton and the surrounding suburbs have their own array of superb amenities. Chapel Allerton has many coffee shops, bars, pubs, and restaurants. Shopping amenities are great at Chapel Allerton. Nearby Moortown offers a Mark & Spencer food hall, and Meanwood has a Waitrose.

This location is surrounded by a number of highly regarded schools and nurseries.

The property comprises the ground floor: a hallway that leads to the dining & sitting room, a ground floor toilet, and a kitchen.

The first floor comprises a landing, three very good-sized bedrooms, and a bathroom.

The property has a block paved driveway and a mature front garden. The driveway leads up to the side of the property and a path leads down the side of the property to the rear garden through a timber gate. The rear garden has a large patio that can also be accessed by a double-glazed French door from the sitting room. A raised graveled and planted area is present above the patio, above this at the top of the garden is a good-sized shed and a greenhouse that exists.

All of the above make this property an ideal home for professionals or families. We expect it to be popular given its location & price.

Hallway

You enter the property through a black timber glass-paneled front door into a neutrally decorated hallway. The hallway is finished in a modern but neutral tone with a dado rail. It leads to the kitchen, ground floor toilet, open plan dining & sitting room, an under-staircase cupboard, and the staircase to the first floor.

Kitchen

The kitchen comprises ample lower and upper-level cupboards with a blending worktop with tiled splash backs. The kitchen utilities comprise a one-and-a-half sink with a drainer, an integrated oven with an extractor above, an integrated fridge & freezer, an integrated dishwasher, and an integrated washing machine. The kitchen has two good-sized double-glazed windows and a timber-stable door. The decor of the kitchen is modern but neutral with a pleasant wood effect floor.

Ground Floor Toilet

A neutrally decorated toilet that comprises a toilet and a pedestal wash basin. a wood effect floor exists.

Open Plan Dining & Sitting Room

A spacious dining room that boasts a commanding double-glazed bay window to the front elevation with a lovely view out over the front garden. The dining room has a dado rail and coving to the ceiling. An arch leads through into the sitting room. The sitting room has a dado rail, coving to the ceiling and a lovely focal point is a gas fire set on a stone hearth with an ornate surround. A double-glazed French door leads out into the rear garden. This whole space is decorated in a modern but neutral tone.

Landing

The landing is decorated in a neutral and modern tone with a dado rail. The landing leads to three good-sized bedrooms and a bathroom. A double-glazed window is present above the staircase. A pull-down loft ladder gives access to a boarded loft with a skylight window.

Principal Bedroom

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

Bedroom Two

Decorated in a neutral and modern tone this bedroom has a double-glazed window to the front elevation with a view out over the front garden.

Bedroom Three

A spacious third bedroom that is again decorated in a neutral and modern tone. A double-glazed window exists to the rear elevation with a view out over the rear garden.

Family Bathroom

A modern and nearly fitted bathroom that is partially tiled. This lovely bathroom comprises a bath, a corner shower enclosure with a modern electric shower, a pedestal wash basin, and a toilet. A frosted double-glazed window allows natural light in.

Driveway & Front Garden

A block paved driveway offers off-road parking. A number of planted borders are present throughout the front garden along with a lawn. A block paved path leads down the side of the house to the rear garden through a timber gate.

Rear Garden

A spacious rear garden that comprises a large patio that can be accessed through the French door out of the sitting room. A number of steps lead up from the patio to a graveled area with a number of plants. Again a second set of steps leads to the top of the garden where a timber-clad shed and greenhouse exist. The rear garden has a pleasant contemporary feel with a number of rendered walls. The boundaries are indicated by some mature hedging.

Important Information

TENURE - FREEHOLD.

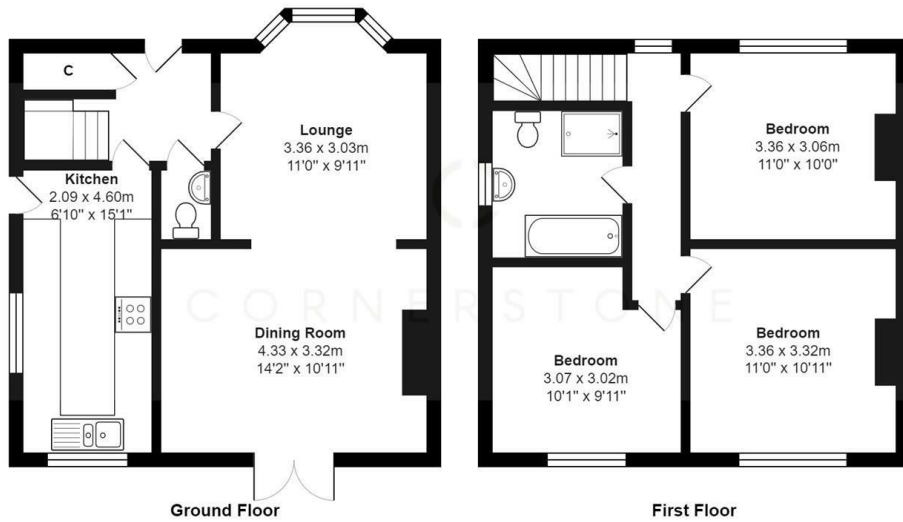
Council Tax Band C.

No onward chain.

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





Total Area: 86.4 m² ... 930 ft²

All measurements are approximate and for display purposes only

where we reasonably can.

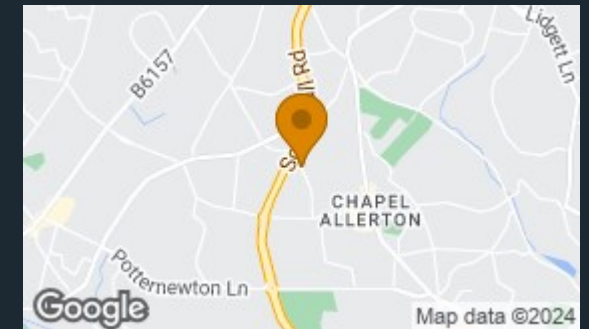
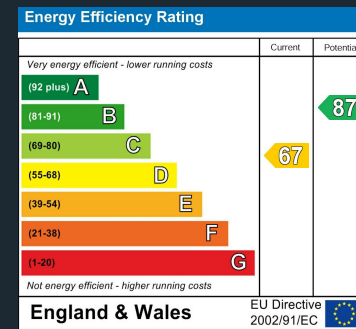
3. Measurements: These approximate room sizes are only intended as general guidance.

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
Leeds City Council

Council Tax Band
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