



CORNERSTONE

183 Stainbeck Road, Chapel Allerton, Leeds, LS7 2LZ



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183 Stainbeck Road

Guide Price £370,000

Cornerstone is delighted to offer for sale this spacious three-bedroom semi-detached property situated in this very popular residential location between Chapel Allerton and Meanwood.

Each suburb has their own array of superb amenities including the nearby Waitrose in Meanwood, Meanwood Park & Chapel Allerton Park.

A Sainsbury's Local is within walking distance from the property. Other amenities close by and within walking distance include the Beck and Call Gastro Pub and Culto Italian restaurant.

The property also benefits from being surrounded by many highly regarded nurseries, primary and secondary schools.

Many amenities can be found in Chapel Allerton - including various independent retailers, cafes, coffee shops, bars, pubs and restaurants.

The property comprises the ground floor, a hallway which leads to the sitting room, an impressive open-plan kitchen diner with a French door that leads into the rear garden and the staircase to the first floor.

The first floor comprises a landing, two double bedrooms (one of which has a great view over the rear garden), a third bedroom/study and a bathroom.

The property benefits from having a driveway and a front garden. The driveway leads down the side of the property to the rear garden. The rear garden boasts a stunning Indian stone patio area with steps that lead up to a huge lawn. This garden is perfect for sitting out in the warmer months. A timber shed is also present at the top of the garden.

All of the above make this property an ideal home. We expect this beautiful home to be popular given its location, price and finish.

Hallway

You enter the property through a uPVC door into a neutrally decorated hallway with a picture rail. The hallway has a wood effect floor, and inset spotlights. It leads to the sitting room, open-plan kitchen diner and the staircase to the first floor.

Sitting Room

The sitting room is predominately decorated in a neutral and modern tone with a papered feature chimney breast with painted feature walls on either side of the chimney breast. An ornate fireplace creates a lovely focal point for this room. A large double-glazed bay window to the front elevation exists with a lovely view down the front garden.

Open Plan Kitchen Diner

A neutrally decorated open-plan kitchen diner. The kitchen is accessed through a large arch from the dining area. It comprises ample lower and upper-level cupboards with contrasting worktops with tiled splashbacks. The kitchen utilities comprise a one-and-a-half stainless steel sink with a drainer, an integrated oven with a four-ring gas hob above that is inset into the worktop, an integrated fridge freezer, space for a washing machine and space for a tumble dryer. A uPVC door leads out to the side of the property from the kitchen onto the driveway. The dining area features a papered feature chimney breast with an inset bespoke wine rack and fitted cabinetry to either side of the chimney breast with a glass display cabinet. A double-glazed French door leads out from the dining room into the rear garden. The kitchen diner has a tiled floor and inset spotlighting.

Landing

A neutrally decorated landing with a picture rail and a stained glass leaded light window above the staircase. The landing leads to two double bedrooms, bedroom three/study, the family bathroom and a loft hatch is present above the landing.

Double Bedroom One

A stylishly decorated double bedroom with a papered feature wall, inset spotlights to the ceiling and fitted wardrobes with sliding doors, one of which is mirrored. A large double-glazed window is present at the front elevation which offers a lovely view out over the front garden.

Double Bedroom Two

A spacious double bedroom that is wallpapered up to the picture rail, with the remaining decor being neutral. A fitted wardrobe is present with sliding doors, one of which is mirrored. A double-glazed window to the rear elevation offers a view out over the impressive rear garden.

Bedroom Three/Study

Bedroom three is decorated in a modern but neutral tone. A double-glazed window exists to the front elevation with a view out over the front garden and driveway.

Bathroom

The bathroom is predominantly tiled. It comprises a corner shower enclosure, a wash basin inset into an impressive vanity unit, a toilet and a chrome towel radiator. A frosted double-glazed window allows natural light in.

Front Garden & Driveway

The front garden is low maintenance with an impressive artificial lawn with a planted border. The driveway offers off-road parking and several steps lead from Stainbeck Road to the front door. The driveway continues up the side of the house to the rear garden. At the side of the property, a cupboard can be accessed which has the boiler within.

Rear Garden

A stunning and spacious rear garden that can be accessed with ease from the kitchen diner via a French door. The garden boasts a beautiful Indian stone patio with a pergola. An outside tap and electric point are present. A number of Indian stone steps lead up to the large lawn, at the top of the garden a good-sized timber shed with a window exists. The boundaries are indicated by a mixture of fencing and well-tended hedging.

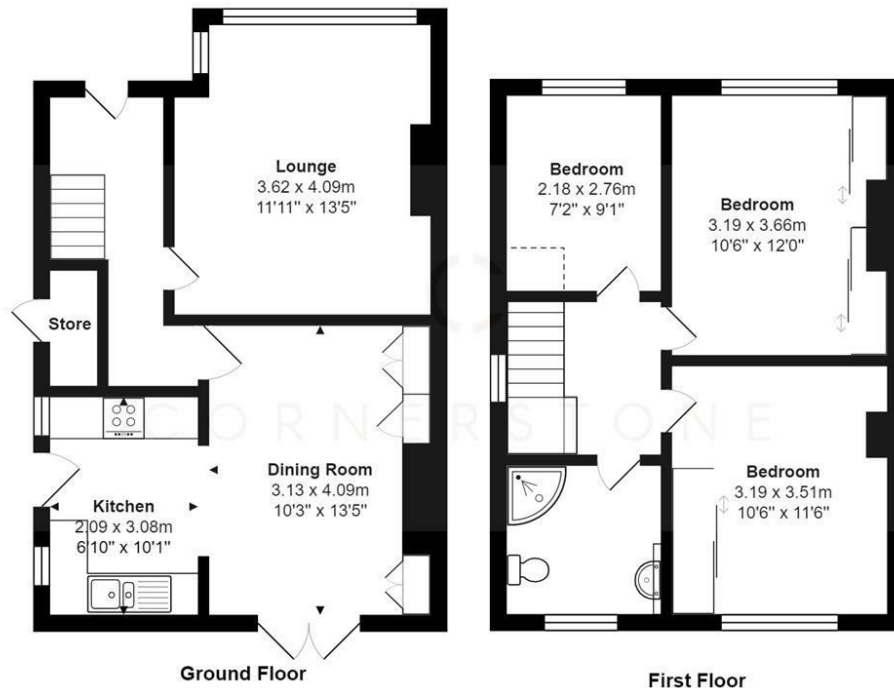
Important Information

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.





Total Area: 82.0 m² ... 883 ft²

All measurements are approximate and for display purposes only

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.

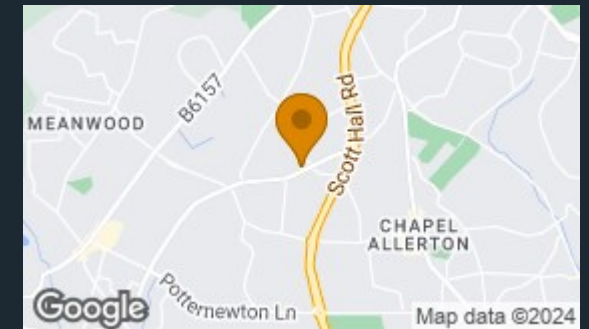
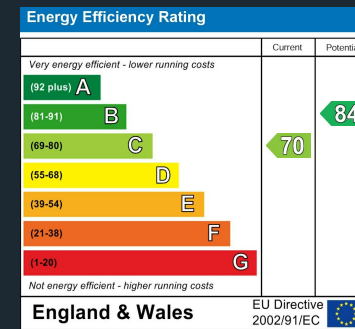
3. Measurements: These approximate room sizes are only intended as general guidance.

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
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Council Tax Band
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