



CORNERSTONE

# 2 Beckhill Grove, Meanwood, Leeds, LS7 2RX



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## 2 Beckhill Grove

### £210,000

Cornerstone is delighted to offer for sale this three-bedroom end terrace property with no chain located in this very popular residential location between Chapel Allerton & Meanwood.

This property is located on the fringe of Chapel Allerton, which is excellent as it also offers easy access to Meanwood. The property is situated almost equidistant from both centres.

Each suburb has an array of superb amenities. Chapel Allerton has a park, many shops, cafes, bars, pubs, and restaurants. Meanwood also has a park, a Waitrose, many shops, cafes, bars, pubs and restaurants.

A Sainsbury's Local is nearby. Other amenities close to the property and a short walk away include the Beck and Call Gastro Pub and Culto a popular Italian restaurant.

The property is surrounded by several highly regarded schools. The property has some brilliant far-reaching views it also benefits from a children's park directly across from the house.

The property comprises the ground floor an entrance vestibule, a hallway that leads to the kitchen, a ground floor toilet and a staircase to the first floor. The kitchen gives access to the sitting & dining room and then into a large conservatory that leads out into the rear garden.

The first floor comprises a landing, two large bedrooms, one of which has a fitted wardrobe and the other a brilliant far-reaching view. A third bedroom and a family bathroom exist.

The property has a front and rear garden. The rear garden can be accessed from the conservatory through a French door or a timber gate located in the rear garden at the side of the property. The front garden has a seating area perfect for admiring the brilliant view. The rear garden is stylish, comprising an artificial lawn and timber deck seating area. This rear garden is perfect for sitting out after a hard day's work in the warmer months.

All of the above make this property an ideal home for any first-time buyers, professionals, and families alike.

We expect this property to be popular given its location, spacious size and price.

#### **Entrance Vestibule**

You enter the property through a uPVC door into a neutrally decorated entrance vestibule. The entrance vestibule has access to a large storage cupboard and a second uPVC door leads into the hallway.

#### **Hallway**

A neutrally decorated hallway with a double-glazed window at the bottom of the staircase. The hallway leads to the kitchen and the ground-floor toilet. Two large storage cupboards are located in the hallway and an under-staircase cupboard also exists. A timber glass panelled door leads into the kitchen.

#### **Ground Floor Toilet**

A neutrally decorated ground floor toilet. A hand wash basin with a vanity cupboard below is present.

### Kitchen

A spacious and neutrally finished kitchen with a French door leading into the sitting room/dining room. The kitchen comprises ample lower and upper-level cupboards with a contrasting worktop with some metro tiling above. The kitchen utilities comprise a one-and-a-half sink with a drainer and a large double-glazed picture window that offers a lovely view out over the front garden and beyond. The kitchen has an integrated oven, a four-ring gas hob with an extractor hood above, space for a free-standing fridge freezer, space for a dishwasher and space for a washing machine. The kitchen benefits from a breakfast bar.

### Sitting & Dining Room

A predominately neutrally decorated sitting & dining room. A number of painted feature walls exist, with a wall-mounted electric fire and inset space in the chimney breast to place a television. This room has inset spotlights and coving to the ceiling. A double-glazed feature window exists to the side of the chimney breast and other side a French door leads into the conservatory.

### Conservatory

A spacious and neutrally finished conservatory with a glass double-glazed roof. The conservatory has a wall-mounted electric fire, a wood effect floor and a French door that leads out into the rear garden.

### Landing

A neutrally decorated landing with a double-glazed window above the staircase. The landing leads to the principal bedroom, bedroom two, bedroom three, family bathroom and a good-sized storage cupboard.

### Principal Bedroom

A predominately neutrally decorated bedroom with a papered feature wall and a large wardrobe that is accessed by a French door. A double-glazed window exists at the rear elevation.

### Bedroom Two

Bedroom two is finished in a modern tone with a double-glazed window to the front elevation with a view towards the park.

### Bedroom Three

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

### Family Bathroom

A partially tiled family bathroom that comprises a bath with a shower over and a glass shower screen, a pedestal wash basin and a toilet. Two frosted double-glazed windows allow natural light in.

### Front Garden

A well-maintained front garden. The front garden comprises a timber-decked seating area which has the most amazing views towards the children's park and beyond. A flagged and gravel pathway leads to the front door, this area is perfect for pots and a small border also exists.

### Rear Garden

A lovely rear garden that comprises an artificial lawn and a timber deck seating area. The boundaries are fenced and a gate leads out to the side of the property. The conservatory can be accessed from the rear garden through a double-glazed French door.

### Important Information

TENURE - FREEHOLD.

Council Tax Band A.

No 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





Total Area: 96.2 m<sup>2</sup> ... 1035 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

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.

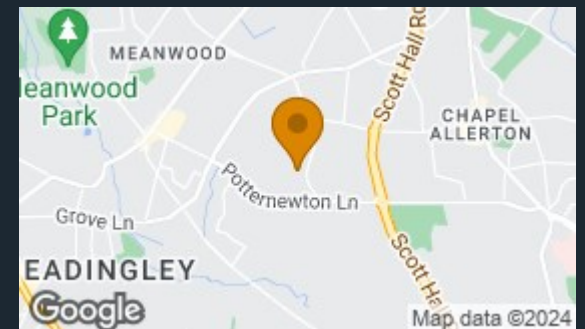
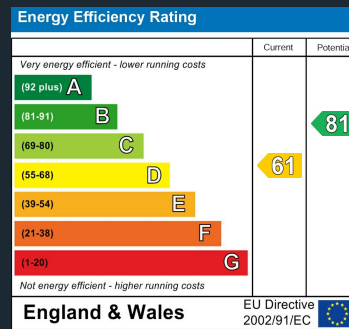
3. Measurements: These approximate room sizes are only intended as general guidance.

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.

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