



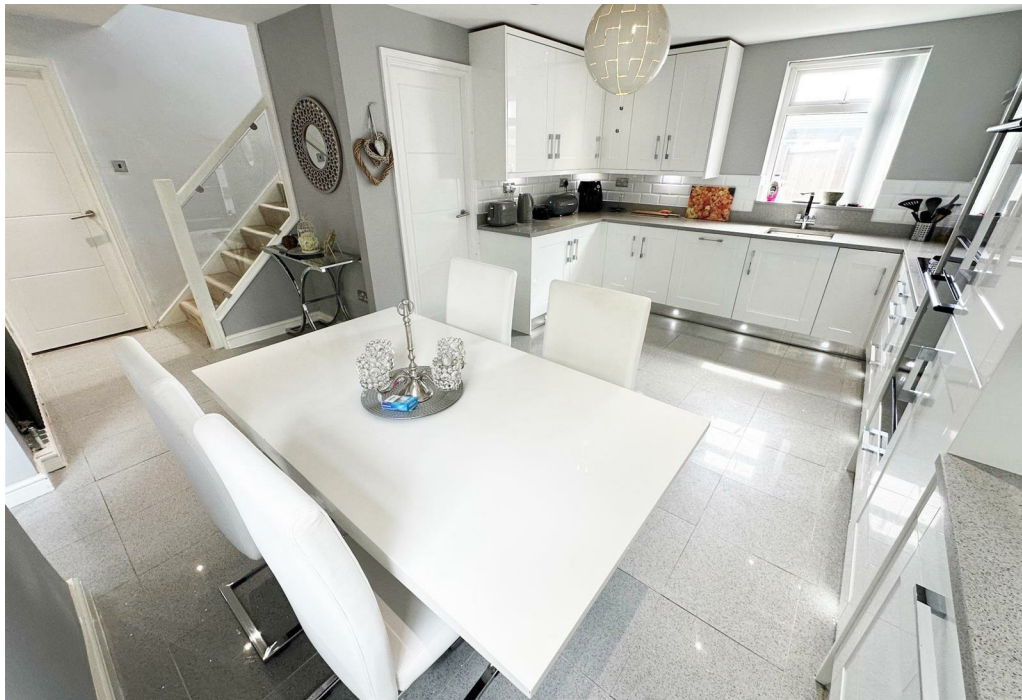
CORNERSTONE

59 Sandford Road, Kirkstall, Leeds, LS5 3AZ



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59 Sandford Road

Guide Price £195,000

Cornerstone is thrilled to present for sale this roomy three-bedroom terrace property complete with a beautiful open-plan kitchen diner, front & rear garden while being situated in the sought-after suburb of Kirkstall.

This property is situated on a fairly good-sized plot and being located in Kirkstall it is only a couple of miles northeast of Leeds City Centre.

This property is surrounded by many amenities including some great schools and superb transport links. Kirkstall Road (A65) is just around the corner with frequent bus services into Leeds City Centre. Headingley train station is also a short walk away, again with frequent services into Leeds City Centre.

This lovely property comprises the ground floor a large hallway/entrance vestibule, This leads into a spacious open-plan kitchen diner that leads to the utility room with a toilet, the staircase to the first floor and the sitting room.

The first floor comprises a landing with two storage cupboards, a principal bedroom, a second bedroom, a good-sized third bedroom and a bathroom.

Externally a front and rear garden is present. The front garden is fairly low maintenance and benefits from a store. The rear garden is laid to an artificial lawn and accessed from a French door from the sitting room.

The property has a small park located over the other side of Sandford Road, which is perfect for children.

Nearby is the Kirkstall Leisure Centre, Kirkstall Bridge Shopping Park which boasts a number of retailers and a Morrisons supermarket.

To conclude, a great property in a brilliant location. We expect this one to be extremely popular given its price, beautiful open-plan kitchen diner and its overall size.

Hallway/Entrance Vestibule

You enter the property through a white uPVC door. The hallway is neutrally decorated with a tiled floor. This space offers plenty of cloak and shoe storage. The boiler and RCD board are located here. A timber and glass-panelled door leads into the open-plan kitchen diner.

Open Plan Kitchen Diner

A beautiful space finished with a white kitchen with what we believe to be quartz worktops with metro-tiled splash backs and above-worktop lighting. The kitchen utilities comprise an integrated fridge freezer, two Samsung ovens with a plate warmer below, a five-ring gas hob, an inset stainless steel sink with a mixer tap above and an integrated dishwasher. This open-plan space has a tiled floor, inset spotlights to the ceiling and two double-glazed windows that allow natural light in. A door leads into the utility room/toilet. The staircase to the first floor and sitting room is accessed from the open-plan kitchen diner.

Utility Room/Toilet

The utility room benefits from plenty of cupboard space, space for a washing machine and space for a tumble dryer. A lovely what we believe to be a quartz worktop is present. The floor is tiled and a toilet with a wash basin above is present. A frosted double-glazed window allows natural light in.

Sitting Room

A good-sized sitting room that is decorated in a popular tone. An electric fire with a timber mantel creates a lovely focal point for this room. A feature grey column radiator is present. A double-glazed French door leads out into the rear garden and a double-glazed window exists to the front elevation.

Landing

The landing is decorated in a modern tone with and benefits from two storage cupboards. A double-glazed window looks out over the rear garden and a loft hatch is also present. The landing leads to the principal bedroom, bedroom two, bedroom three and the bathroom.

Principal Bedroom

The principal bedroom is decorated in a modern tone with a double-glazed window to the front elevation.

Bedroom Two

Decorated neutrally with a coving to the ceiling and fitted wardrobes. Two double-glazed windows exist at both elevations.

Bedroom Three

A neutrally decorated bedroom with coving to the ceiling and a double-glazed window to the rear elevation.

Bathroom

The bathroom is predominately tiled comprising a bath with a shower over, a pedestal wash basin and a toilet. A frosted double-glazed window allows light in.

Front Garden

You enter the front garden through a timber gate. A number of steps lead down to the front door. The front garden comprises an artificial lawn, a number of planted borders laid to crushed slate. A handy storage cupboard is present which is accessed from the front garden.

Rear Garden

The rear garden is fairly private and fenced. This garden space has an artificial lawn and is accessed by a French door from the sitting room.

Important Information

Tenure - Freehold.

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 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.





Ground Floor

First Floor

Total Area: 88.6 m² ... 954 ft²

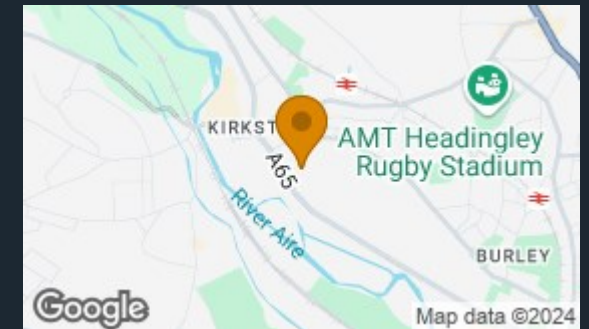
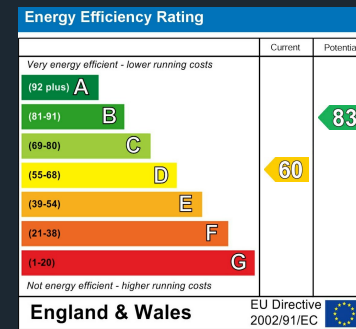
All measurements are approximate and for display purposes only

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.

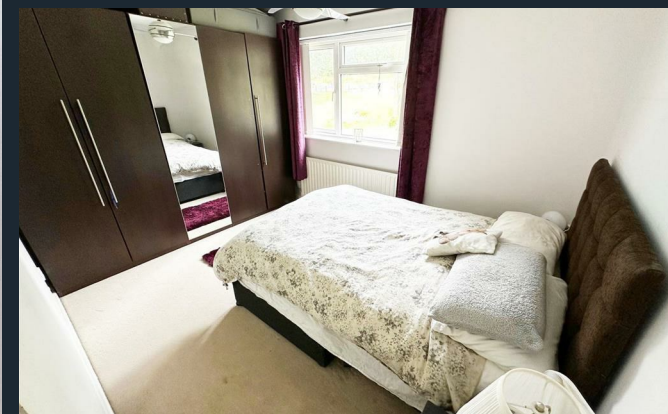
Local Authority
Leeds City Council

Council Tax Band
A





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