








CORNERSTONE

11 Monk Bridge Street, Meanwood, Leeds, LS6 4HL



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11 Monk Bridge Street

Guide Price £290,000

The first viewings are on Saturday 21st September 2024.

Cornerstone Sales & Lettings are delighted to offer for sale this stylishly presented, brick-built character-filled three-bedroom through terrace property situated on this popular Meanwood street.

The property is situated over four spacious floors including a commanding lower ground floor and a rear courtyard garden.

You access the property via a couple of steps that lead up to a red timber front door. This door opens into a large sitting room which has a commanding and ornate open fire.

You then enter a hallway that leads either into the kitchen diner or to the staircase that climbs to the first floor. The kitchen diner is spacious with ample cupboards and worktop space. The kitchen diner has access out into the rear courtyard garden and access to the lower ground floor down a number of stone steps.

The lower ground comprises three rooms. The lower ground floor is neutrally decorated with inset spotlights in the ceiling. At the rear elevation of the property, a door opens that leads out to a number of stone steps that lead up to the courtyard rear garden.

The first floor comprises a landing, a principal bedroom that boasts a walk-in wardrobe, a spacious and unique bathroom and a second staircase to the second floor.

The second floor comprises a landing and two spacious bedrooms.

The property is surrounded by many amenities which can be accessed in moments. These amenities can be found throughout Meanwoods busy parades and streets. In brief, these include a Waitrose Home and Food hall, coffee shops, cafes, bars, restaurants, pubs, and a number of popular retailers. The Northside Retail Park includes an Aldi and much more.

Nearby Headingley is only a short walk from the property offering an abundance of amenities. The city centre can also be accessed with ease from this location. It is approximately two miles from the property.

We expect this brilliant home to be extremely popular given its location, price, character and stylish finish.

Sitting Room

You enter the sitting room through a red timber door from Monk Bridge Street. The sitting room boasts an exposed timber floor and ornate open fire which creates a great focal point to this room. The decor is stylish, a picture rail and coving to the ceiling are present. Two large double-glazed windows allow ample light in. The sitting room leads into a hall.

Hall

A hall leads from the sitting room to the kitchen diner and it gives access to the staircase to the first floor.

Kitchen Diner

A large kitchen diner that has trendy decor, a picture rail and coving to the ceiling. The kitchen comprises ample lower and upper-level cupboards with a contrasting worktop with tiled splash backs. The kitchen utilities comprise a stainless steel sink with a drainer that has a double-glazed window above. An integrated oven, a four-ring gas hob with an extractor hood above, a dishwasher and a fridge exist. The kitchen diner has access out into the courtyard rear garden through a timber door and a third timber door leads onto a landing that gives access down to the lower ground floor.

Lower Ground Floor

The lower ground floor comprises three rooms. The lower ground floor is neutrally decorated with inset spotlights. It houses the property's boiler and has plumbing for a washing machine. A door at the rear elevation leads out to access a number of steps that lead up to the rear courtyard garden. A double-glazed window next to the door allows natural light in.

First Floor Landing

A neutrally decorated landing leads to the principal bedroom with a walk-in wardrobe, a spacious bathroom and a staircase to the second floor.

Principal Bedroom

A spacious bedroom that is decorated neutrally with a picture rail and coving to the ceiling. This bedroom boasts an exposed timber floor and a stunning exposed brick chimney breast with a tiled hearth. A large double-glazed window is present with shutters. This bedroom boasts a walk-in wardrobe.

Walk-in Wardrobe

The walk-in wardrobe is neutrally decorated and benefits from plenty of hanging space and a number of shelves.

Bathroom

A spacious bathroom that is partially tiled and predominately neutrally decorated with a painted feature. The bathroom comprises a pedestal wash basin, a toilet, a free-standing bath and a large bespoke shower enclosure with a large rain dance shower head above. A double-glazed window is present.

Second Floor Landing

The second-floor landing leads to both bedrooms on the second floor.

Bedroom Two

A neutrally decorated bedroom with a dormer double-glazed window to the rear elevation.

Bedroom Three

Again a neutrally decorated bedroom with a wood effect floor and a double-glazed dormer window to the front elevation.

Courtyard Rear Garden

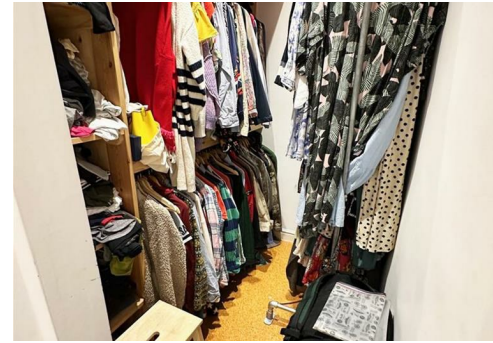
A courtyard rear garden that is low maintenance. This outdoor space can be accessed with ease from the kitchen diner or from the lower ground floor by climbing a number of steps. A timber gate leads out of the courtyard garden onto Back Monk Bridge Street, a lane behind the property. This courtyard is a great space for getting some fresh air in the warmer months.

Important Information

TENURE - FREEHOLD.

Council Tax Band B.

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.

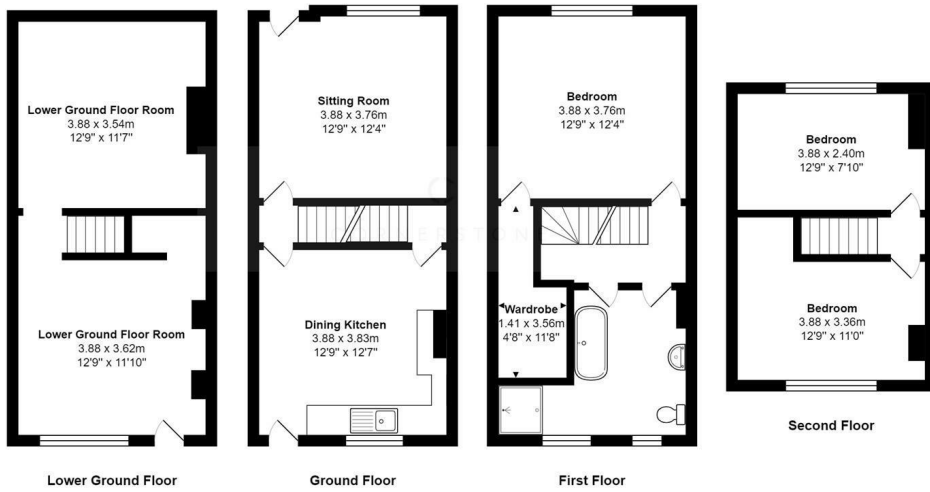


2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check where we reasonably can.

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

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

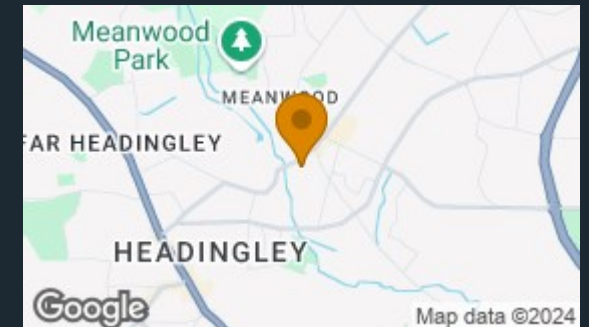
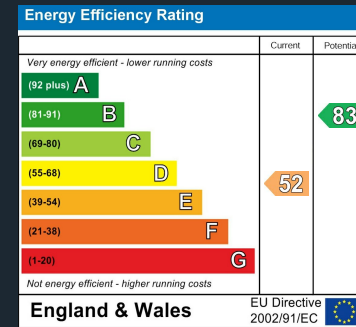
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Total Area: 123.3 m² ... 1328 ft²
 All measurements are approximate and for display purposes only

Local Authority
 Leeds City Council

Council Tax Band
 B





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