



CORNERSTONE

11 Sowood Street, Burley, Leeds, LS4 2JZ



1 x | 2 x | 1 x | 1 x | E EPC



STAMPS!

Coffee!

Shepherd's pie
- lamb mince
- potatoes
- green veg

Prawn + lentil curry
- ginger (frozen)
- prawns (frozen)
- fresh coriander
with rice (cumin)
cauliflower
carrot
onion
board?

Russell Hobbs

NINJA

Sage



11 Sowood Street

Guide Price £199,950

The property's accommodation comprises a spacious sitting room/dining room and kitchen on the ground floor.

There is a cellar with a window. It has plumbing for a washing machine, and it has electric power.

The first floor comprises a landing, the principal bedroom and a bathroom.

The second floor comprises a landing, a large second bedroom and an office/study.

Externally the property has a lovely front garden with a mature, well-tended planted border and a seating area which is perfect for enjoying this lovely garden.

The property's location is excellent being a moment's walk to Kirkstall Road, which gives direct access into Leeds city centre and Leeds Bradford airport via several frequent bus routes.

There are several railway stations nearby, including Burley and Headingley, which offer frequent services to Leeds, York and Knaresborough. Kirkstall Forge railway station has a frequent service to Ilkley and Bradford Forster Square.

The property has a number of highly regarded amenities close by. This includes Asda, Aldi and the Vue cinema at Cardigan Fields retail complex, which is a moment's walk from the property. In addition to pubs, restaurants and shops, many more amenities can be found at the Kirkstall Bridge Shopping Park, including a large Morrisons supermarket.

Kirkstall Abbey and its surrounding parkland, as well as other large parks, are within walking distance from Sowood Street.

To conclude, this is a great property in a brilliant location.

SITTING ROOM/DINING ROOM

You enter the sitting room/dining room from the front garden, through a black composite door, into a spacious room which boasts a lovely high ceiling with coving. This space is predominately neutrally decorated, with painted features walls on either side of the chimney breast. A large double window to the front elevation allows light to pour in. The sitting room/dining room leads to the kitchen and the staircase to the first floor.

KITCHEN

The kitchen comprises ample lower and upper-level cupboards with contrasting worktops, tiled splashbacks and a breakfast bar. The kitchen utilities comprise a stainless steel sink with a drainer, and a double-glazed window above - which offers a pleasant view out over the garden. An integrated oven, a four-ring hob that has an extractor above and an integrated under-courter fridge. The kitchen is neutrally decorated in a modern tone. A door opens to lead down into the cellar.

CELLAR

Stone steps lead down into the cellar. The cellar has power and space for a free-standing fridge freezer. A character stone slab is present, plumbing is present for a washing machine and the property's boiler is found in the cellar. A window allows natural light in. A timber door opens into a second room in the cellar.

FIRST FLOOR LANDING

The first-floor landing leads to the principal bedroom, bathroom and a staircase to the second floor. The decor is neutral and modern.

PRINCIPAL BEDROOM

A large spacious principal bedroom with a high ceiling that is decorated in a modern but neutral tone. A double-glazed window has a nice view over the front garden.

BATHROOM

The bathroom comprises a bath with overhead shower, a pedestal wash basin and a toilet, as well as a large integrated cupboard which is perfect for storage. The bathroom is predominately tiled and a frosted double-glazed window lets in plenty of natural light.

SECOND FLOOR LANDING

The second-floor landing is decorated in a modern and neutral tone. It leads to the second bedroom and office/study.

BEDROOM TWO

The second double bedroom is decorated in a modern and neutral tone with a dormer double-glazed window. The room also has a lovely wood effect floor.

OFFICE/STUDY

This useful space is again decorated neutrally and has a double-glazed window, allowing in ample natural light.

GARDEN

The garden comprises a seating area which enjoys sunshine throughout the day, and a large well-tended border with mature plants and a herb garden.

IMPORTANT INFORMATION

TENURE - FREEHOLD.

Council Tax Band A.

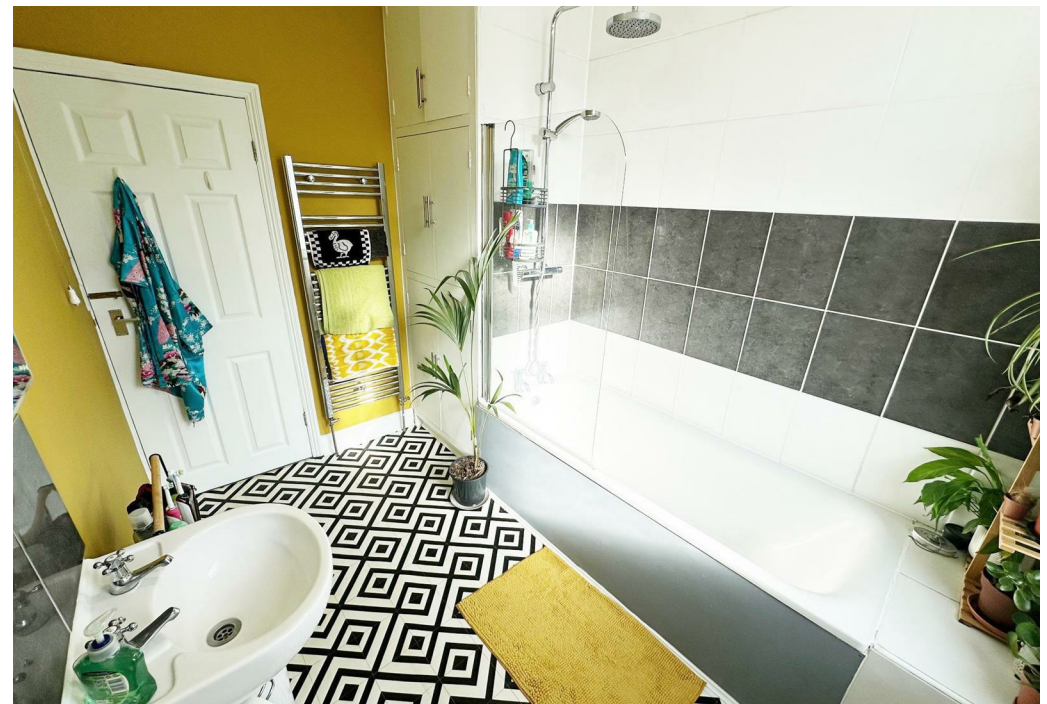
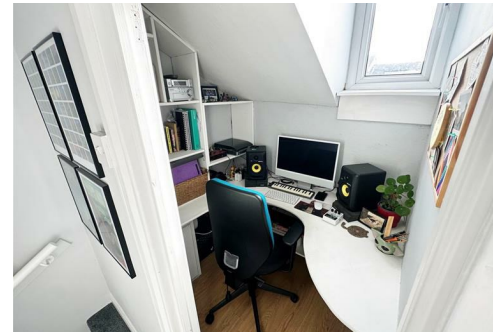
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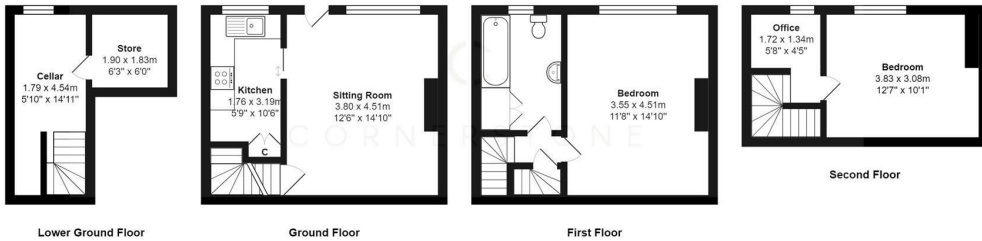
2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check where we reasonably can.

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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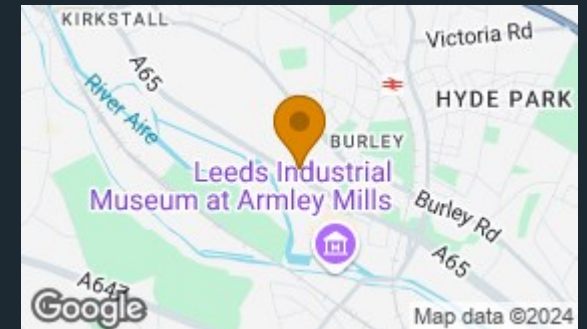
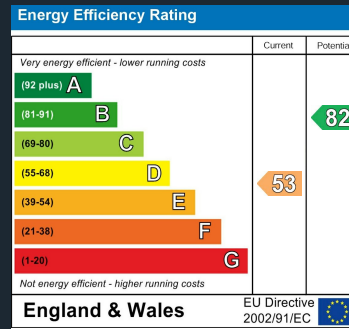




Total Area: 81.6 m² ... 878 ft²
 All measurements are approximate and for display purposes only

Local Authority
 Leeds City Council

Council Tax Band
 A





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