



CORNERSTONE

99 Church Lane, Meanwood, Leeds, LS6 4NR



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99 Church Lane

Guide Price £349,950

Cornerstone are delighted to offer for sale this three-bedroom semi-detached property situated in the popular suburb of Meanwood.

This property is only a short distance from the centre of Meanwood, Meanwood Park, The Hollies, David Lloyd Leisure Centre, and a variety of brilliant shopping amenities. To only name a few these include a Waitrose Home & Food Hall, an Aldi at the Northside Retail Park, and a Sainsbury's supermarket at the nearby Moor Allerton retail park complex. Several reputable schools are also nearby which includes the sought-after Meanwood Primary School which is just around the corner located at the entrance of Meanwood Park. A good selection of coffee shops, bars, pubs, and restaurants are located throughout Meanwood.

The location of this property gives easy access to the ring road and Leeds city centre. It also has good public transport links.

The property to the ground floor comprises a hallway and a brilliant open-plan kitchen diner that flows into the sitting room. A ground-floor toilet is also present.

The first floor comprises a landing, three bedrooms, and a bathroom.

Externally the property is situated on a large plot that comprises: a front garden, a driveway, a detached garage with power, and a large rear garden.

This property will appeal to a range of purchasers - especially those looking for that perfect family home in this great location.

Hallway

A stylish composite door opens into the hallway, it has frosted double-glazed windows to each side of the door that allow plenty of light in. The hallway is neutrally decorated and leads to the open-plan kitchen diner and the staircase to the first floor. A handy storage cupboard is located below the staircase.

Open Plan Kitchen Diner

A brilliant open-plan space that has a lovely kitchen that comprises ample lower and upper-level cupboards with contrasting worktops, a breakfast bar and metro-tiled splashbacks. 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, space for a free-standing fridge freezer and space for a washing machine. The kitchen flows into the dining area which features a lovely blue-painted feature wall, French double-glazed doors open into the rear garden and an opening leads into the sitting room.

Sitting Room

A neutrally decorated sitting room with a double-glazed window to the front elevation with a lovely view out over the front garden.

Ground Floor W.C.

The ground floor W.C. comprises a toilet and a corner wall-mounted sink.

Landing

The landing is neutrally decorated with a double-glazed window above the staircase. The landing leads to the three bedrooms and the bathroom.

Principal Bedroom

A good-sized neutrally decorated bedroom that has a double-glazed window to the front elevation.

Double Bedroom Two

A predominately neutrally decorated bedroom with a painted feature wall and an integrated cupboard/wardrobe. A double-glazed window offers a lovely view out over the rear garden.

Bedroom Three

A good-sized third bedroom that is predominately neutrally decorated with a painted feature wall and a double-glazed window to the front elevation. A handy storage cupboard exists.

Bathroom

A porcelain tiled bathroom that comprises a bath with a shower over and a glass screen, A wash basin and a toilet is built into a vanity cupboard. A chrome towel radiator exists and a frosted double-glazed window allows ample natural light in.

Front Garden & Driveway

The front garden comprises a lawn with a number of borders that surround it. A concrete driveway offers off-road parking and leads to a detached garage. A gate at the top of the driveway opens and leads to the rear garden.

Detached Garage

A large detached garage that has power and two windows that all allow plenty of natural light in. An up-and-over door allows access from the driveway and a side door is present that allows access from the rear garden.

Rear Garden

A stunning north-west facing rear garden. The rear garden comprises an Indian stone patio that leads up onto a timber-decked sitting area with built-in lighting. A number of steps then lead onto an artificial grassed area that is currently used as a children's play area. Throughout the garden, a number of planted borders exist these also have wired spotlighting. The garden has power and two outdoor speakers making this rear garden the perfect place to entertain especially in the warmer months.

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 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.



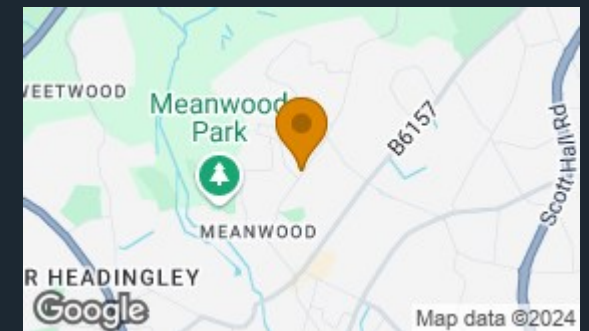
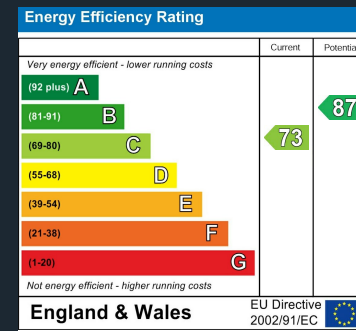
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract, the matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Yorkshire's Finest Leeds Limited T/A Cornerstone Sales & Lettings nor any of its employees or agents has any authority to make or give any representation or warranty about this property.



Total Area: 90.7 m² ... 977 ft²
 All measurements are approximate and for display purposes only

Local Authority
 Leeds City Council

Council Tax Band
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