



CORNERSTONE

32 Bowood Crescent, Meanwood, Leeds, LS7 2PY



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32 Bowood Crescent

Guide Price £350,000

The first viewings are on the 26th of October 2024.

Cornerstone are delighted to offer for sale this excellent three-bedroom semi-detached property with an open-plan dining kitchen and a detached garage.

This lovely professional family home comprises a hallway which leads to the sitting room, a beautiful open-plan kitchen diner with a log-burning stove, and the staircase to the first floor.

The first floor comprises a landing, a principal bedroom, a double bedroom two, a third bedroom and a bathroom.

The property benefits from a driveway and a front garden. You have access through timber gates up the side of the property that leads to a detached garage and the rear garden. The garage is accessed internally by double doors and it has power.

The location of this home is highly desirable being within walking distance to many great amenities.

Local amenities include highly regarded schools, Meanwood Park and the centre of Meanwood which boasts many shops, cafes, bars, pubs and restaurants. Meanwood has a Waitrose and the Northside Retail Park with a number of popular retailers including Aldi.

Other amenities that surround the property include a Sainsbury's Supermarket at the Moor Allerton shopping complex. A Sainsbury's local and the lovely well-known Culto is just a moment's walk. A David Lloyd leisure centre is also within close proximity.

Moortown is only a short distance from the property which offers an excellent array of amenities including again bars, restaurants, banks and a Marks & Spencer Food Hall. Chapel Allerton is also within close proximity, again offering an abundance of amenities.

Transport links are excellent with easy access to the ring road and Leeds city centre. A bus stop is located only a short walk from the property.

To conclude, a lovely family home in a popular location.

Hallway

You enter the property through a black composite door into a spacious hallway. The hallway has coving to the ceiling and natural light pours through the frosted double-glazed windows inset within the door and to each side of the door. The hallway leads to the sitting room, open-plan kitchen diner and the staircase to the first floor.

Sitting Room

A well-presented and beautifully decorated sitting room benefits from a large double-glazed panoramic window to the front elevation which allows ample light in. The sitting room features a lovely centrally positioned fire set on a hearth with a lovely 1930s-style timber surround and mantel. Other features include a picture rail and coving to the ceiling.

Open Plan Kitchen Diner

Entering the open-plan kitchen diner from the hallway, you step onto an exposed timber floor and a lovely focal point exists which is a commanding log-burning stove positioned on a stone hearth. Double-glazed glass French doors lead out into the rear garden and also allow ample light in. The décor is finished in neutral tones with coving to the ceiling and inset spotlights. The kitchen area comprises ample lower and upper-level cupboards finished in light grey with contrasting white worktops. A one-and-a-half sink with a drainer exists below a double-glazed picture window which looks out into the rear garden. The kitchen utilities comprise an integrated oven, a four-ring gas hob with an extractor above with lighting, an integrated dishwasher, a plumbed-in washing machine and a free-standing fridge freezer.

Landing

The landing features art deco bannister railings and a frosted double-glazed window above the staircase which allows ample light in. The décor is finished neutrally and the landing leads to three bedrooms and the bathroom.

Principal Bedroom

A neutrally decorated principal bedroom that benefits from glass mirrored sliding-fitted wardrobes. A double-glazed window allows ample light in, it boasts a nice view out from the front of the property over the front garden and beyond.

Double Bedroom Two

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

Bedroom Three

A neutrally decorated third bedroom with a double-glazed window to the front elevation. This room is currently used as a children's nursery.

Bathroom

A stunning partially tiled bathroom that comprises a bath with a rain dancer shower head above, a second flexible shower hose and a glass screen. A pedestal wash basin, low-level W.C. and chrome towel radiator also exist. Two double-glazed frosted windows allow ample light in.

Front Garden

The front garden benefits from being raised from the roadside. The garden comprises a lawn, planted borders and an ornate metal fence to the neighbouring boundary.

Driveway & Detached Garage

A concrete driveway is present offering off-road parking. Commanding timber gates open to lead up the side of the property to the garage and the rear garden. The garage is accessed by double doors, it has a window, lighting and electrical power.

Rear Garden

A lovely northwest rear garden which benefits from a lawn, borders and a patio, which can be accessed directly from the open-plan kitchen diner. The boundaries are defined by timber fencing.

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 an electronic anti-money laundering check 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





Total Area: 98.8 m² ... 1064 ft²
 All measurements are approximate and for display purposes only

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.

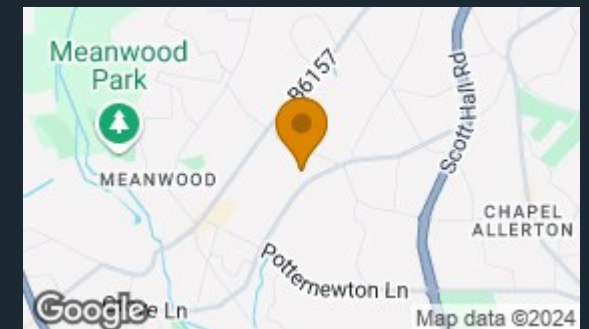
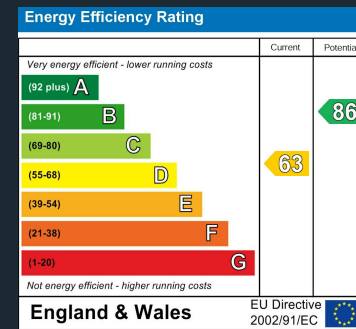
3. Measurements: These approximate room sizes are only intended as general guidance.

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.

Local Authority
 Leeds City Council

Council Tax Band
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