



CORNERSTONE

53 Parkland Crescent, Meanwood, Leeds, LS6 4PR



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53 Parkland Crescent

Guide Price £365,000

Cornerstone are delighted to offer for sale this great opportunity to acquire this spacious four-bedroom family home that does require some modernisation with large gardens located on this lovely leafy street in Meanwood/Moortown.

This property's location is excellent being close proximity to Meanwood, Moortown and the Ring Road.

This location gives easy access to many outstanding amenities throughout Meanwood, including many shops, well-known retailers, cafes, pubs, bars, and restaurants. The Moor Allerton District Retail Park and Moortown also offer an array of excellent amenities.

Amenities found at Meanwood include a Waitrose Home & Food Hall, Aldi and a David Lloyd Leisure Club. A Marks & Spencer food hall at Moortown and a Sainsbury's supermarket at The Moor Allerton District Retail Park.

Public transport links into the city centre and surrounding suburbs are frequent. The ring road can be accessed in moments from this property.

A number of highly regarded local primary and secondary schools are within close proximity making this area perfect for families.

This property is situated on a large corner plot comprising a front garden, a large gated driveway, a vast side garden, an enclosed rear garden and a detached garage.

Internally the ground floor comprises a hallway that flows into an open-plan kitchen diner and a sitting room.

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

The second-floor/attic bedroom boasts a spacious principal bedroom.

To conclude a great opportunity to purchase a fantastic family home in a great location.

Hallway

You enter the property through a timber door into a predominately neutrally decorated hallway. The hallway has a double-glazed window at the foot of the staircase and flows into the open-plan kitchen diner, a door leads into the sitting room and a staircase leads to the first floor.

Open Plan Kitchen Diner

An open plan kitchen diner that is neutrally decorated with coving to the ceilings. The kitchen comprises ample lower and upper-level cupboards with contrasting worktops with tiled splashbacks. The kitchen utilities comprise a one-and-a-half stainless steel sink with a drainer with a double-glazed window above that looks out over the rear garden. An integrated dishwasher, an integrated double oven, a five-ring gas hob and space for a washing machine exists. A uPVC door from the kitchen leads out onto the driveway at the side of the house. The dining room is neutrally decorated with French doors that lead into the sitting room and a large double-glazed window to the rear elevation allows natural light to pour in with a view out over the rear garden.

First Floor landing

The landing leads to two double bedrooms, bedroom three and the bathroom. A second staircase leads up to the second floor/attic bedroom. A double-glazed window is present on the landing allowing plenty of natural light in with a nice view up the vast side garden.

Double Bedroom One

A spacious double bedroom with coving to the ceiling and a double-glazed window that offers a great view out over the rear garden.

Double Bedroom Two

The second double bedroom has again coving to ceiling. A large window to the front elevation has a view out over the front garden.

Bedroom Three

A neutrally decorated third bedroom/study that has a double-glazed window to the front elevation with a view of the driveway and front garden.

Bathroom

A partially tiled bathroom that comprises a bath with an electric shower over, a pedestal wash basin and a toilet. The bathroom has two frosted double-glazed windows.

Principal Bedroom

Situated on the second floor this is a spacious attic bedroom. It is decorated neutrally with inset spotlights to the ceiling, a double-glazed window and a large skylight/Velux window to the rear.

Front Garden and Driveway

A gated block paved driveway that offers plenty of off-road parking and leads to a detached garage. The front garden comprises a lawn with planted borders.

Side Garden

A vast lawn, at its perimeter, is planted with many plants, hedges and trees to define the boundaries. A pond is also found in this part of the garden.

Detached Garage

A detached garage that has an up-and-over door at the front. It is currently accessed from the side within the enclosed rear garden. Please note the garage is not in great condition.

Rear Garden

Access through a metal gate from the driveway. The rear garden has a south west aspect perfect for the afternoon and early evening sun. A block paved patio exists perfect for sitting out.

Important Information

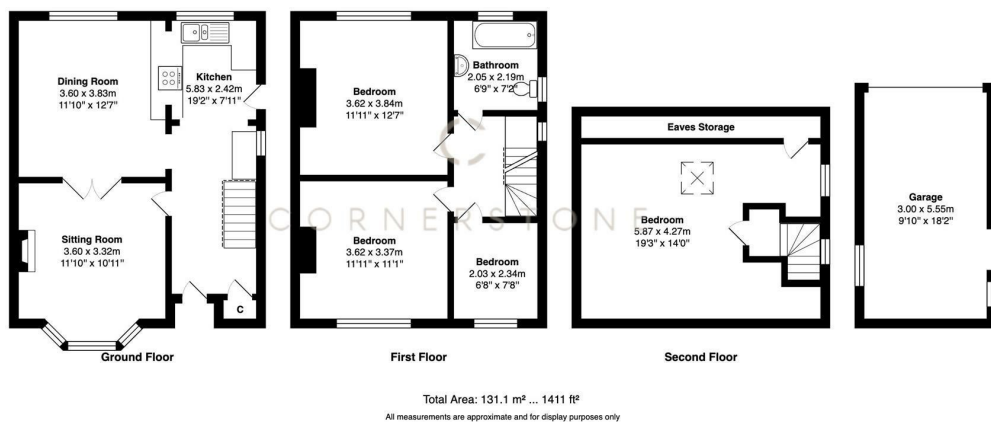
TENURE - FREEHOLD.

Council Tax Band C with an Improvement Indicator.

No chain.

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.

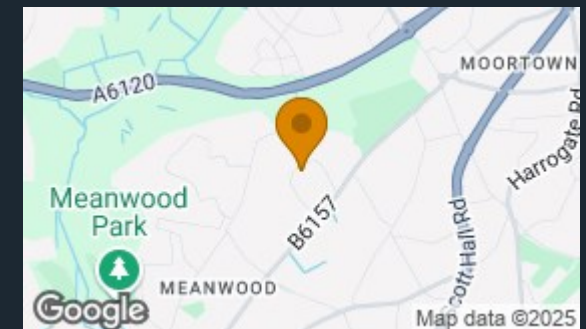
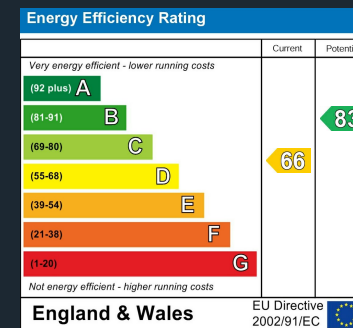
3. Measurements: These approximate room sizes are only intended as general guidance.

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

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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