



CORNERSTONE

296 Stainbeck Road, Chapel Allerton, Leeds, LS7 2LR



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296 Stainbeck Road

Guide Price £385,000

The first viewings are on Saturday, 1st March 2025.

Chapel Allerton and Meanwood both have an array of superb amenities, including a nearby Waitrose Home & Food Hall in Meanwood, Meanwood Park & Chapel Allerton Park.

Other amenities close by and within walking distance include a Sainsbury's Local, a parade of shops before Scott Hall Road, the Beck and Call Gastro Pub and Culto, an Italian restaurant.

The property also benefits from being surrounded by many highly regarded nurseries, primary and secondary schools.

Chapel Allerton offers loads of amenities, including a good choice of independent retailers, cafes, coffee shops, bars, pubs, and restaurants.

The property comprises the ground floor, a porch, a hallway which leads to the sitting room, the impressive open-plan kitchen diner with a French door that leads into the rear garden and the staircase to the first floor.

The first floor comprises a landing, two double bedrooms (one of which has a great view up the rear garden), a third bedroom/study and a bathroom.

The property has a large driveway offering plenty of parking and an electric vehicle charger. The driveway leads up the side of the property to a detached garage and the rear garden. The rear garden has a stone patio with steps that lead up to a huge lawn. This garden is perfect for sitting out in the warmer months, and it is surrounded by many mature plants, creating plenty of privacy.

We expect this beautiful home to be popular given its location, price and finish.

Porch

You enter through a uPVC door into a good-sized porch that offers plenty of space for shoes and coats. A second frosted stained glass uPVC door opens into the hallway.

Hallway

A neutrally decorated hallway with coving to the ceiling. The hallway leads to the sitting room and the open-plan kitchen diner. The hallway has access to an under staircase cupboard, and a staircase leads to the first floor.

Sitting Room

The sitting room has a painted feature wall with the remaining decor being neutral with coving to the ceiling. A fireplace creates a lovely focal point, and a large double-glazed window has a great view out over the driveway and front garden.

Open Plan Kitchen Diner

A stunning and large open-plan kitchen diner with a double-glazed French door that leads out into the rear garden. The kitchen boasts many cupboards and appliances. The cupboards are finished in a lovely modern tone with quartz worktops. The kitchen utilities comprise an inset one-and-a-half stainless steel sink with drainage grooves cut into the worktop, an integrated Rangemaster oven, and a five-ring Rangemaster gas hob with a stylish Hotpoint extractor hood above. An integrated Hotpoint microwave, an integrated dishwasher, an integrated washing machine and an integrated fridge and freezer are present. This open-plan space is decorated in a modern tone with coving, inset spotlights and an insert fire, which creates a nice focal point. A stunning space perfect for entertaining or relaxing with family.

Landing

A neutrally decorated landing with coving to the ceiling and a double-glazed window above the staircase that allows natural light in. The landing leads to two double bedrooms, bedroom three/study and the bathroom.

Principal Bedroom

A spacious bedroom that has a painted feature wall with the remaining decor neutral. This bedroom has coving and plenty of space for furniture. A double-glazed window exists to the front elevation with a pleasant view over the driveway and front garden.

Double Bedroom Two

The second double bedroom has a good-sized fitted wardrobe with drawers. The decor comprises a painted feature wall with the remaining decor neutral with coving to the ceiling. A double-glazed window offers a lovely view up the large rear garden.

Bedroom Three/Study

A spacious third bedroom that comfortably fits a single bed is currently used as a study/office. It is decorated in a modern tone with coving and a double-glazed window to the side elevation.

Bathroom

A well-appointed bathroom that comprises a bath, a corner shower enclosure, a pedestal wash basin, a toilet and a chrome towel radiator. The bathroom is tiled, and a frosted double-glazed window to the rear elevation allows natural light in.

Driveway & Front Garden

A large driveway offers plenty of off-roading parking. A gravelled area offers parking at the front of the property that is surrounded by planted borders and a wall at the front boundary. A concrete driveway leads up the side of the property to a detached garage and the rear garden. An electric vehicle charger is located on the side of the property.

Detached Garage

A detached garage that is accessed by an up-and-over door. A window also allows natural light in, and the garage benefits from power and lighting.

Rear Garden

A large rear garden that benefits from a stone patio that can be directly accessed from the open-plan kitchen diner via a French door. A number of steps lead up from the patio to a large lawn that is surrounded by planted borders, which create plenty of privacy. The rear garden benefits from an outside water tap and a timber gate that opens to lead back onto the driveway.

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





Total Area: 104.9 m² ... 1129 ft²
All measurements are approximate and for display purposes only

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.

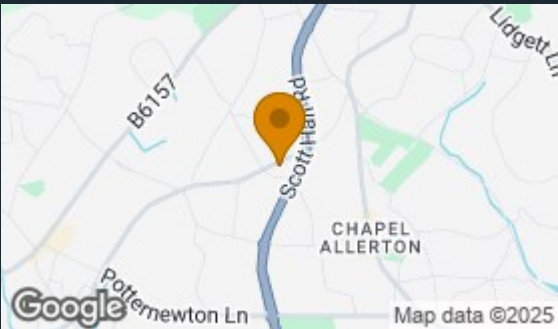
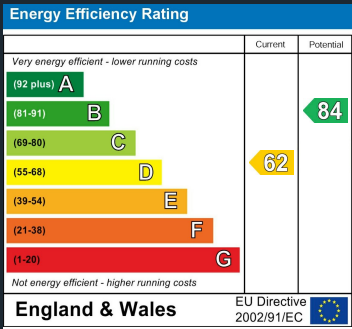
3. Measurements: These approximate room sizes are only intended as general guidance.

4. Services: Please note that 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.

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