



CORNERSTONE

10 The Vale, Meanwood, Leeds, LS6

2BJ



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10 The Vale

£275,000

Ideally located within walking distance of Meanwood, the property benefits from easy access to a range of local amenities, including shops, restaurants, bars, parks, and schools. It also offers convenient transport links, with a nearby bus route providing quick access to Leeds city centre.

The property features a generously sized front garden with a large driveway, as well as a rear garden with a decked area. Inside, the ground floor comprises a bright and spacious living/dining room and a through kitchen. Upstairs, there are three well-proportioned double bedrooms and a neutrally decorated bathroom.

We expect this property to be popular due to its size, location, and finish.

Entrance Hall

The property is accessed via a white uPVC door leading into a practical entrance hall. This space houses the property's alarm system, central heating controls, and a gas radiator. The hall provides access to the sitting/dining room and staircase leading to the first floor

Dining/Living Room

A spacious and well-kept, neutrally decorated room with hardwood flooring, which gives it a bright and airy feel. A charming gas fireplace adds a nice touch and serves as a welcoming focal point. The room also provides access to the rear garden through a uPVC French door and leads through to the kitchen.

Kitchen

The bright, well-maintained kitchen features a tiled floor and a range of cream cupboards, providing plenty of storage space. It is equipped with an electric oven, a five-ring gas hob, and an extractor fan above. Tiled splashbacks and a stainless steel sink with a drainer complete the functional layout. A large double-glazed window looks out onto the rear garden, allowing natural light to fill the space.

Bedroom 1

A good-sized, neutrally decorated double bedroom. A large double-glazed window allows plenty of natural light in and a gas radiator is present.

Bedroom 2

A good-sized double bedroom, again, neutrally decorated. A large double-glazed window looks out onto the rear garden, allowing plenty of natural light in.

Bedroom 3

A well-proportioned double bedroom, larger than typical third bedrooms. It benefits from a handy built-in cupboard for storage.

Bathroom

Decorated in neutral tones, the bathroom features a large shower, a W.C., and a sink set above a vanity unit for additional storage. A heated towel radiator provides warmth while a frosted window allows natural light in while maintaining privacy.

Front Garden/Driveway

A generously sized outdoor space, divided into two sections. The first half features a large paved driveway, providing comfortable off-road parking for two cars. The second half is lawned, with a planted border adding a touch of greenery.

Please note that the paved path and ginnel between the neighbouring property are shared with the neighbour.

Back Garden

A low-maintenance outdoor space, primarily decked with some paving stones. There are also gravelled planters with shrubbery, adding a touch of greenery.

Important Information

TENURE - FREEHOLD.

Council Tax Band B.

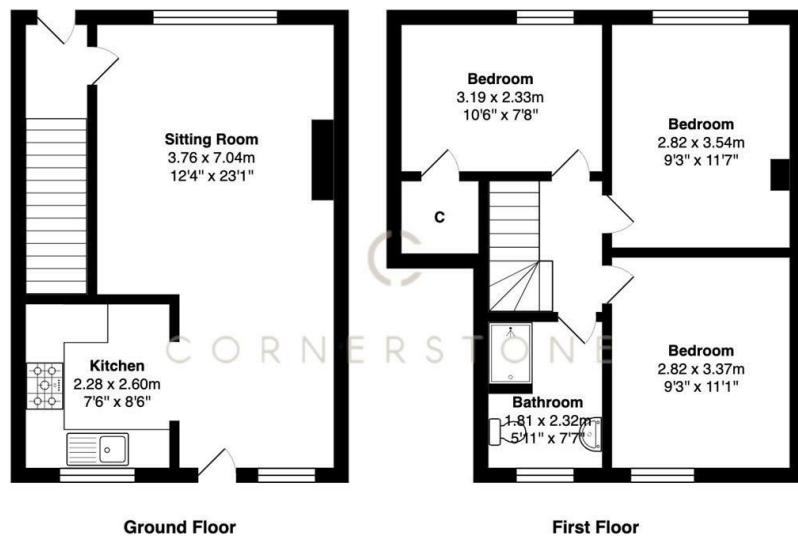
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2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property, and if there is any aspect of our particulars which is of importance to you, please contact the office, and we will be happy to check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

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

4. Services: Please note that we have not tested the services or any of the equipment or





Total Area: 73.2 m² ... 788 ft²

All measurements are approximate and for display purposes only

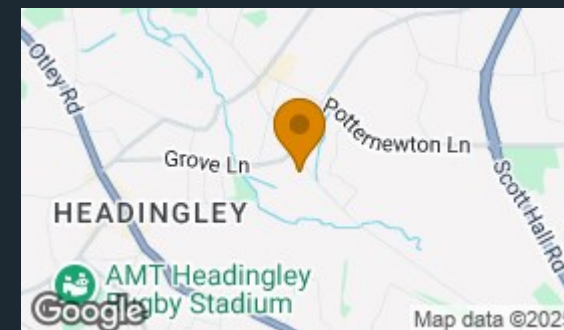
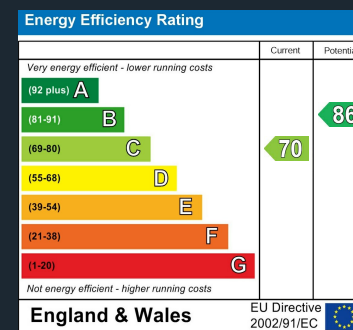
appliances in this property.

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.

Local Authority

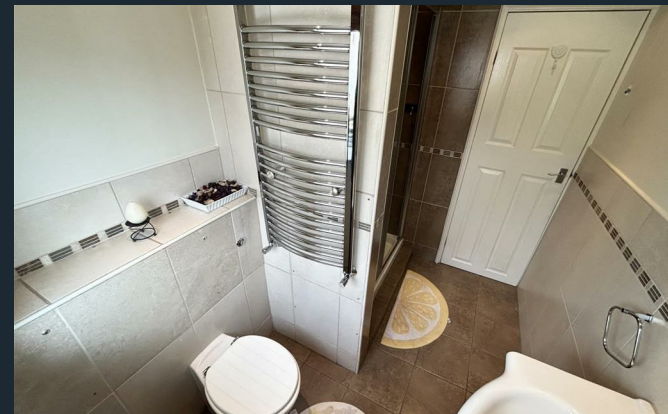
Council Tax Band

B





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