

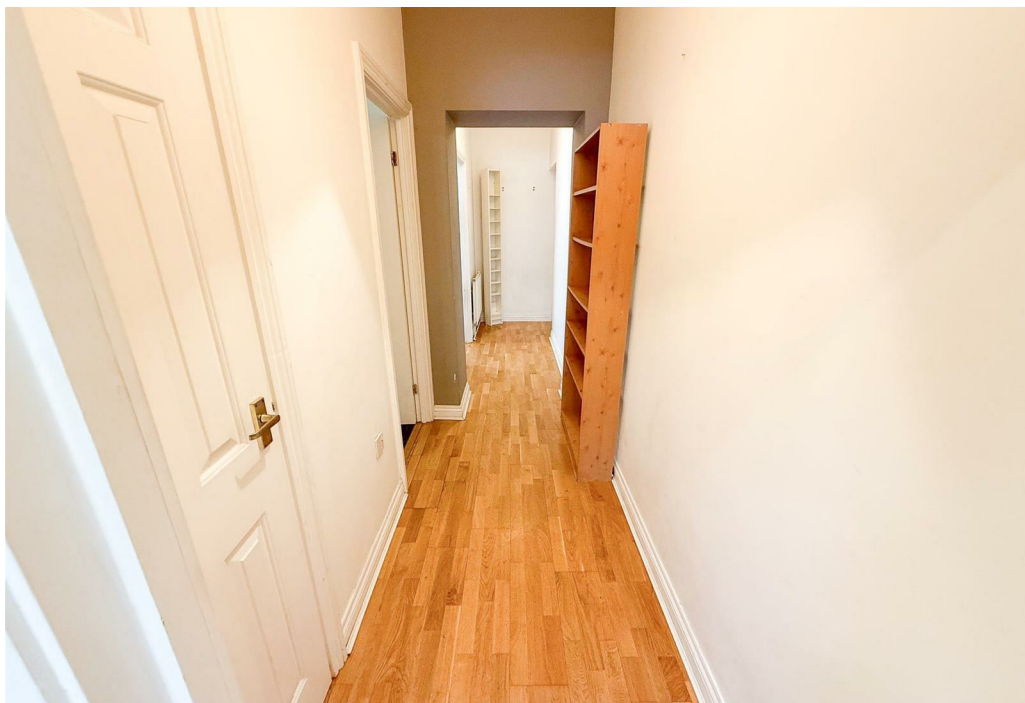
# 24 Stone Mill Court, Meanwood, Leeds, LS6 4RQ











# 24 Stone Mill Court

## Guide Price £142,500

Cornerstone are delighted to offer for sale this spacious ground-floor one-bedroom apartment with no onward chain, which has the most incredible open-plan living space.

This apartment is located in the popular and charming Stone Mill Court development. Stone Mill Court is a mid-19th-century Grade 2 listed converted mill complex.

The site's history is fascinating. Stone Mill Court stands on the site of a medieval water corn mill used by monks from Kirkstall Abbey in the early 13th century. Milling continued until 1785, when Thomas Martin used the mill for paper making, and it became known as Wood Mills. In 1852, the mill burnt down and the present mill was built as a tannery for Samuel Smith. It became a fellmongers in 1914 and closed in 1994, when it was converted into beautiful residential apartments.

The Stone Mill Court development, also known locally as Tannery Park or The Old Tannery, has plenty of character and charm. It is only a stone's throw from Meanwood Park, the Meanwood Valley Trail, and the centre of Meanwood, making it an extremely popular place to reside.

The centre of Meanwood has an abundance of amenities, including the highly regarded Waitrose Home and Food hall, a number of cafes, vibrant bars, pubs and restaurants which are all within walking distance. The Northside Retail Park has an Aldi and much more.

Headingley is a short distance from the apartment, and the city centre is around three miles away.

Local schools are excellent, and the leisure facilities are superb with Meanwood Park and The Hollies only a short walk from the property. Several gyms, including a David Lloyd leisure club, are on the property's doorstep.

The apartment benefits from being situated on the ground floor; it has high ceilings and large windows throughout. The apartment comprises a commanding hallway, an open plan living space which comprises a kitchen, sitting & dining area, a principal bedroom, a bathroom and a storage/cloak cupboard.

The development has ample parking.

To conclude, a wonderful apartment that is located in the heart of Meanwood.

This property will be popular given its size, location and price.

### COMMUNAL HALLWAY

Entering the Tannery Park development, you step through a timber door which leads into the communal hallway. The communal hallway is neutrally decorated. Visitors can telephone the apartment via an intercom which has an automatic door release. Next to the communal hallway there is a bike storage area.

### APARTMENT HALLWAY

The apartment's hallway is finished predominately neutrally with coving to the ceiling. A lovely wood floor exists and the hallway has a high ceiling. The telephone intercom for the communal front door is located here. The hallway leads into the open plan kitchen & living area, principal bedroom, bathroom and a practical & handy storage cupboard.

### KITCHEN & OPEN PLAN LIVING AREA

The open plan living area comprises a kitchen, sitting and dining area. A large window allows plenty of light into this space. The kitchen comprises ample cupboards with a number of appliances. An integrated oven, a four ring gas hob with an extractor hood above, and a one-and-a-half sink with a drainer are present. This open plan space is predominately decorated neutrally with a high ceiling and coving.

### PRINCIPAL BEDROOM

A commanding principal bedroom that is neutrally decorated with a high ceiling and a large window allows ample light to pour in.

### BATHROOM

The bathroom is predominately tiled and is finished neutrally. It comprises a bath with a shower over, a pedestal wash basin, and a toilet. A large and handy cupboard exists which offers plenty of storage and also has space for a plumbed in washing machine.

### THE GROUNDS

The grounds of the development are well presented and surrounded by ample green spaces with tree-lined roads and mature but well-tended borders. An open-air visitor centre details the history of the development from its days as a working tannery through to its inception as a residential complex. There are also details of the walks nearby, particularly the Meanwood Valley Trail. The Meanwood Valley Trail is accessed within moments from the apartment with direct access to Meanwood Park. The Meanwood Beck runs through the grounds of Stone Mill Court, making this a highly desirable and tranquil place to reside. Ample parking is found at the development.

### ADDITIONAL INFORMATION

Tenure - Leasehold - 125 years from 31st March 1998.

Service Charge, Buildings Insurance & Ground Rent - £150.00 per calendar month.

Council Tax Band B.

No Onward Chain.

Please have the above verified by your solicitor.

1. Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - Purchasers and Tenants will be asked to produce identification documentation.

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.

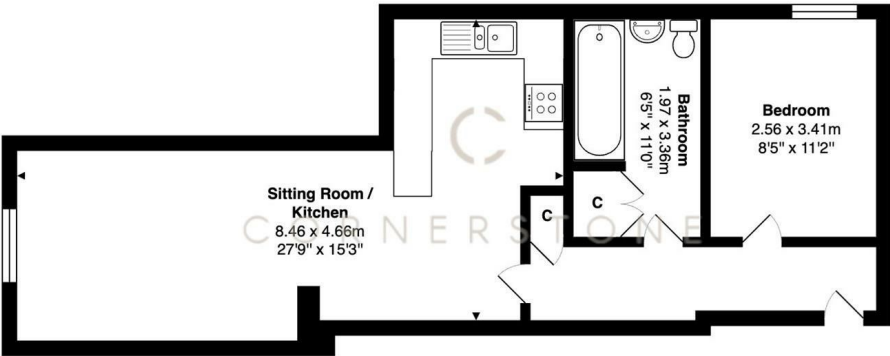
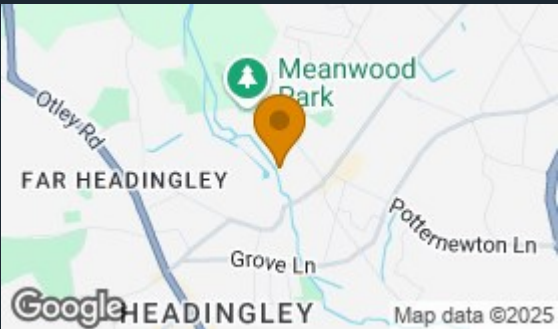
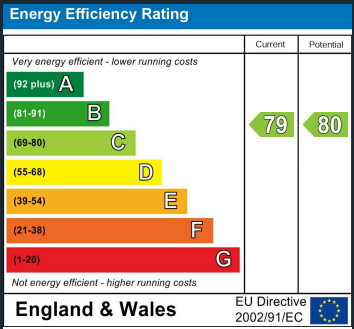
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.



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  
B



Ground Floor

Total Area: 51.1 m<sup>2</sup> ... 551 ft<sup>2</sup>

All measurements are approximate and for display purposes only





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