CORNERSTONE

17 Stonegate Lane, Meanwood, Leeds, LS7 2TJ

3 x | 4 x | 2 x | 2 x | C EPC

17 Stonegate Lane
Guide Price £440,000

Our Client Is A Motivated Seller Because They Found A Property To Purchase With No Onward Chain. Please Call The Sole Agent Cornerstone To Book Your Viewing.

Cornerstone are thrilled to present for sale this contemporary four-bedroom detached property.

Located in central Meanwood is this stylishly presented, four-bedroom, two bathroom, three reception room, detached property.

We believe this home will be popular as it has a good degree of space and it is finished to a very good standard.

The accommodation comprises the ground floor: An entrance vestibule, a spacious sitting room open to the dining room with French doors that step out into the rear garden. There is an additional reception room offering a flexible space that can have a wide range of uses. An attractive fitted kitchen. A utility room and a ground-floor W.C.

The first-floor landing has loft access via a pull-down ladder to a partly boarded loft. The principal double bedroom has an en-suite, a second double bedroom, and two further good-sized bedrooms, one of which is currently a home gym. A family bathroom is also present..

Externally, the property has a driveway. There are well-maintained gardens to both the front and rear. The rear garden has a good-sized patio, it is landscaped and tiered with mature planted borders and two lawns. The rear garden is the perfect place for outdoor entertaining and play.

Stonegate Lane is a short walk from the heart of Meanwood. A vibrant urban village with many coffee shops, cafes, bars and restaurants. Supermarkets include Waitrose and Aldi. There are good transport links by bus and road to Leeds city centre, and the Ring Road is nearby. Headingley, Chapel Allerton and Moortown are also in close proximity. There are excellent local schools and plenty of green spaces, with Meanwood Park and the Meanwood Valley trail nearby.

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

Entrance Vestibule
You enter the property through the front door into a neutrally decorated entrance vestibule/hallway. This space is perfect for shoe and cloak storage. A second door leads into the sitting room.

Sitting Room
A pleasant sitting room that is decorated neutrally with a painted feature wall. A double-glazed bay window exists to the front elevation with a view out over the private front garden. The sitting room has a premium wood-effect floor and flows into the dining room through an arch. A staircase leads to the first-floor landing, and a glass door opens into an additional reception room/playroom.

Dining Room
The dining room is open plan with the sitting room. The premium wood effect floor continues into the dining room. The dining room is neutrally decorated with contemporary wall paneling with mirrors above. Double-glazed French doors can be opened to lead out into the rear garden. A glass door leads into the kitchen.

Kitchen
A spacious kitchen comprises ample lower and upper-level cupboards finished in a sleek design. There is plenty of worktop space with white metro tiled splashback above. The kitchen utilities comprise a stainless steel sink with a drainer that has a large double-glazed window above, which looks out over the rear garden. An electric oven with a four-ring gas hob above, with a stainless steel extractor and space for a free-standing fridge freezer, is present. The kitchen decor is neutral, and a tiled floor is present. A timber door leads into the utility room.

Utility Room
A neutrally decorated utility room with a tiled floor that has a door which leads out into the rear garden. A second door leads into the ground floor W.C. The utility room houses the property's boiler, space for a washing machine and space for a cupboard.

Ground Floor W.C.
A predominantly neutrally decorated W.C. with a tiled floor. It comprises a large mirror, toilet, a hand wash basin above a vanity cupboard and a frosted window.

Reception Room/Playroom
Accessed from the sitting room through a glass door. This room is neutrally decorated throughout with a premium wood-effect floor and a large double-glazed window to the front elevation.

Landing
A neutrally decorated landing with a lovely premium wood-effect floor. The landing leads to the principal bedroom with en-suite, a second double bedroom, two further good-sized bedrooms and the family bathroom. The landing also has access to the loft via a pull-down loft ladder. The loft is partly boarded.

Principal Bedroom With En-Suite
A spacious, neutrally decorated bedroom with a premium wood-effect floor that has a double-glazed window to the front elevation. The en-suite comprises a wash basin above a vanity cupboard with a frosted double-glazed window above, a toilet, and a tiled corner shower cubicle with a rain dance shower.

Double Bedroom Two
A neutrally decorated bedroom with a premium wood-effect floor and a double-glazed window is to the front elevation.

Bedroom Three
A neutrally decorated bedroom that is currently used as a home gym. A premium wood-effect floor is present, and a double-glazed window looks out over the rear garden.

Bedroom Four
A neutrally decorated bedroom with a premium wood-effect floor and a double-glazed window to the rear elevation.

Family Bathroom
A tiled bathroom that comprises a bath with a flexible shower hose, a rain dance shower above, a Corian worktop with a wash basin above with a designer vanity cupboard below and a toilet. A frosted double-glazed window allows natural light in.

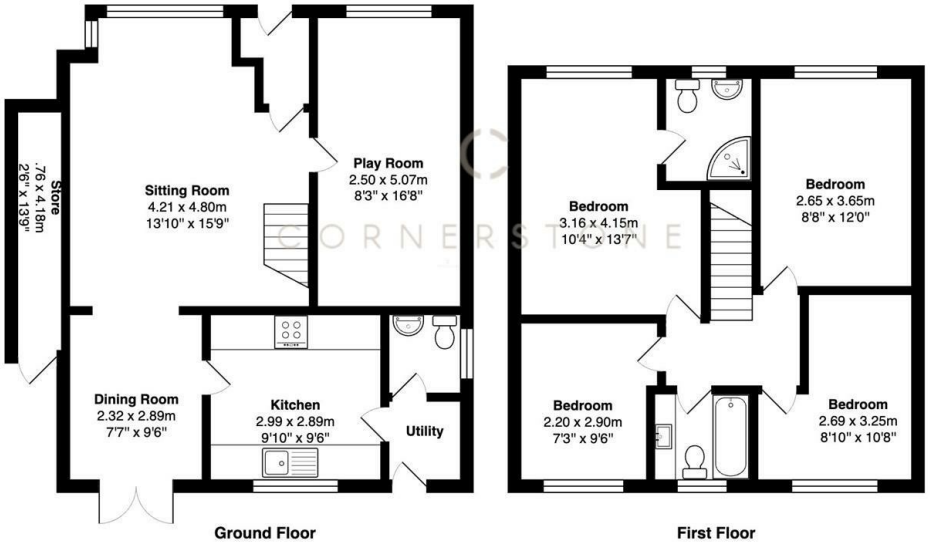
Driveway & Front Garden
The property has a driveway for off-road parking. The front garden has a large lawn that is surrounded by mature hedging, creating privacy. A path from the driveway leads down the side of the property to the rear garden.

Rear Garden
A spacious and landscaped rear garden. The garden comprises a patio, with two raised/tiered lawns with beautifully planted borders. A bespoke timber shed/store is located down the side of the property. The rear garden can be accessed with ease from the double-glazed French doors that lead in and out of the dining room. A stunning garden that will be perfect to enjoy the warmer weather.

Important Information
TENURE - FREEHOLD.

Council Tax Band D.

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.



Total Area: 103.5 m² ... 1114 ft²

All measurements are approximate and for display purposes only

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.

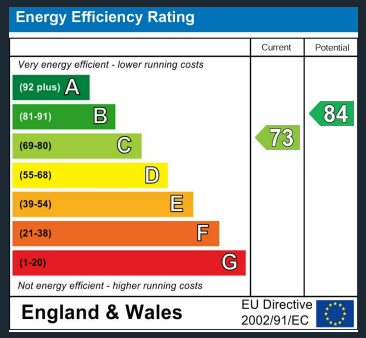
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract, the matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Yorkshire's Finest Leeds Limited T/A Cornerstone Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty about this property.

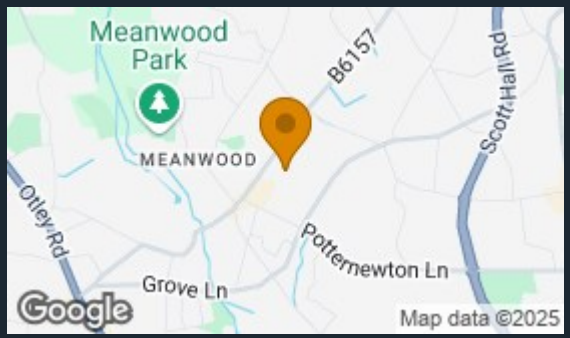
Local Authority

Leeds City Council

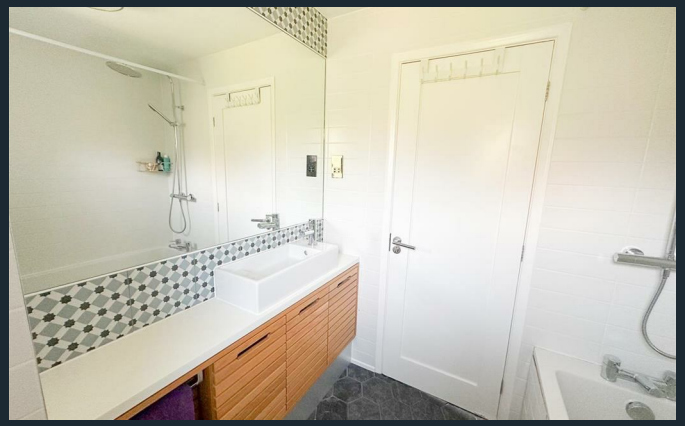
Council Tax Band

D





The Property Ombudsman



Cornerstone Sales
13 Stonegate Road
Leeds
West Yorkshire
LS6 4HZ

Contact
0113 2745360
office@cornerstoneleeds.co.uk
www.cornerstoneleeds.co.uk