

The Coach House, 11 Chapel Terrace, Headingley, Leeds, LS6 3JA







11 Chapel Terrace

£425,000

Bursting with character, this beautifully renovated property blends historic charm with stylish, modern living across two well-appointed floors. Originally a coach house, the home has been thoughtfully transformed to an outstanding standard, offering four generously sized double bedrooms, each with its own private en suite.

The property comprises, in brief: a welcoming entrance hall on the ground floor leading to two double bedrooms—each with sleek en suite bathrooms—and a large, practical utility room, complete with washer, dryer, sink and built-in storage. Upstairs, the wow-factor continues in the open-plan living space, where high ceilings, exposed beams, Velux windows and tasteful décor create an airy and inviting atmosphere. The modern kitchen boasts gloss white cabinetry, metro-style tiles, integrated appliances and ample space to cook and entertain. Two further double bedrooms with en suites are also located on this floor. Externally, the property benefits from a charming courtyard—perfect for sitting out and enjoying the summer months—an outdoor storage area housing the property's bins, and off-street parking for two vehicles.

Finished with attention to detail throughout, this home is perfect for buyers seeking something truly special, whether as a stylish residence in one of Leeds' most vibrant areas or a ready-made investment opportunity. Located within a stone's throw of Headingley's popular cafes, bars, shops and transport links, this property offers both convenience and character in equal measure.

It is Cornerstone's understanding that the property benefits from a lettings history spanning over 10 years; therefore, buyers may wish to explore the potential to apply for a Certificate of Lawfulness, subject to necessary checks and approvals.

Council Tax Band B.

Tenure - Freehold

No onward chain.

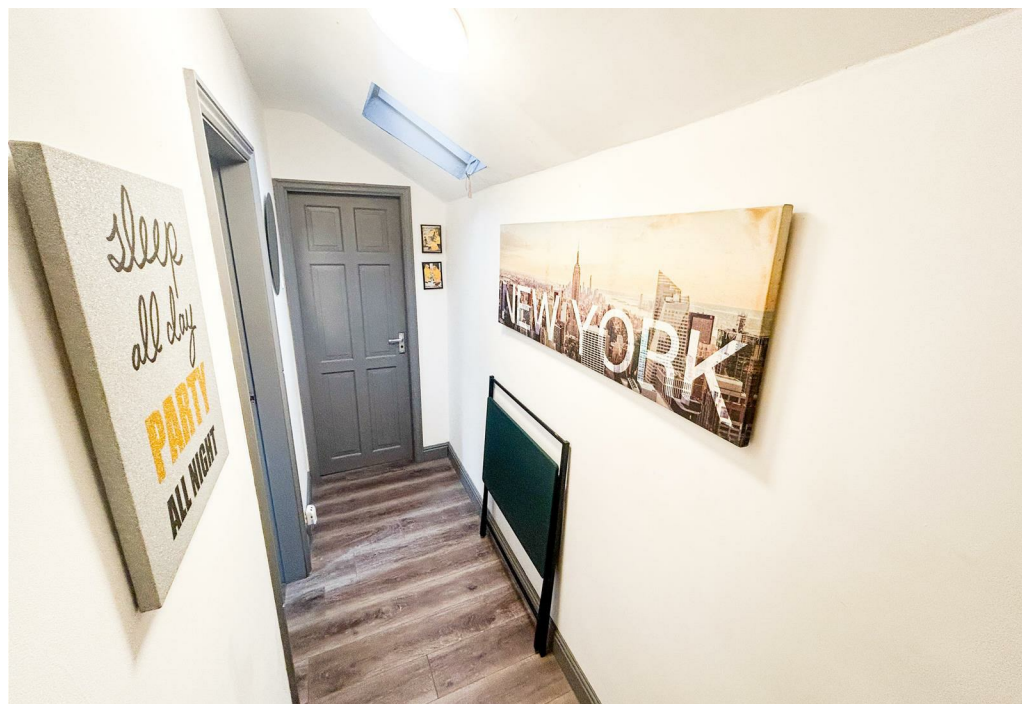
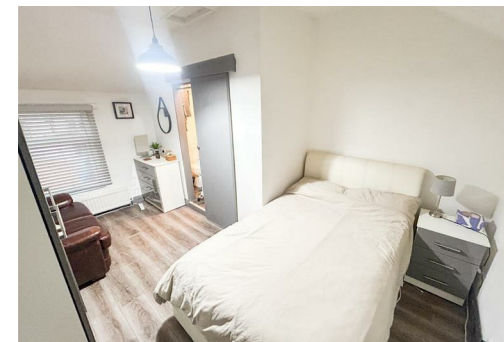
1. Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - Purchasers will be asked to produce original or certified identification and evidence of address documentation. We carry out an electronic anti-money laundering checks on all buyers. We use a 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.





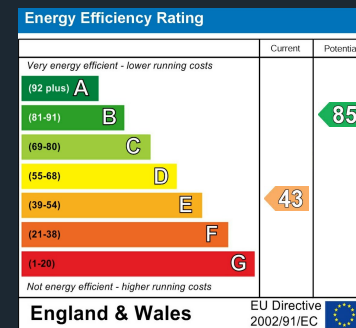
Ground Floor

First Floor

Total Area: 125.5 m² ... 1350 ft²
All measurements are approximate and for display purposes only

Local Authority
Leeds City Council

Council Tax Band
A





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