



CORNERSTONE

56 Lancastre Avenue, Leeds, LS5

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56 Lancastre Avenue

£240,000

The property is finished to a modern standard and has been refurbished throughout. With gas central heating and UPVC double glazing, downstairs briefly comprises: a welcoming entrance hall, a spacious and well-presented living room and a recently fitted modern kitchen/diner with French doors that open out into the rear garden.

To the first floor, both the main and second bedrooms are generously sized doubles with the third being a single. The spacious family bathroom has been tastefully modernised with beautiful floor tiling. There is a separate W.C.

The property also benefits from a handy loft which has recently been insulated and has the potential to be developed further.

Externally to the front, there is a long stretching drive that leads down the side of the property. There is also a good-sized back garden that combines paved and lawned areas.

There is great outside space with a driveway providing ample off street parking. Situated in a great position, the property is just minutes away from Kirkstall Leisure Park and has great public transport links to both Leeds and Bradford. The historic Kirkstall Abbey is also nearby.

With no onward chain, the property would be perfect for first time buyers, families and investors alike.

Hallway

You enter the property via the front door into the Hallway. Impressive in size, the hallway leads to the sitting room, kitchen/dining room and the staircase to the first floor. It benefits from a new wood laminate floor and an under-stair storage cupboard.

Living Room

A spacious, neutrally decorated & recently refurbished living room. The room comprises a large double-glazed window to the front elevation that allows in plenty of natural light with a radiator underneath.

Kitchen/Diner

This recently refurbished kitchen/diner is a bright and welcoming space - perfect for modern family living. Featuring brand new wood flooring throughout, the room benefits from a newly installed kitchen window and newly fitted French doors that open out onto the garden.

Principal Bedroom

A good-sized, neutrally decorated double bedroom that comprises a double-glazed window to the back elevation with a radiator below.

Bedroom 2

Again, a good-sized, neutrally decorated double bedroom that comprises a double-glazed window to the front elevation with a radiator below.

Bedroom 3

Another neutrally decorated bedroom that has a double-glazed window to the front elevation and a radiator.

Bathroom

The newly refurbished bathroom features: a bath with a shower overhead, a hand wash basin, beautiful tiled flooring, a new uPVC window and a modern radiator.

W.C.

A separate W.C. that comprises a toilet and a new UPVC window.

Front Garden / Driveway

A handy low-maintenance front garden that has a long stretching driveway that leads to the side of the property. The sizeable driveway gives scope for a garage or even a potential side extension to the property.

Rear Garden

A fantastic rear garden that can be accessed via the kitchen/diner or via the side of the property. Featuring a mix of lawn and paved patio area - the garden is enclosed with fencing for added privacy and includes a practical garden shed for additional storage.

Important Information

TENURE - FREEHOLD.

Council Tax Band B.

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.

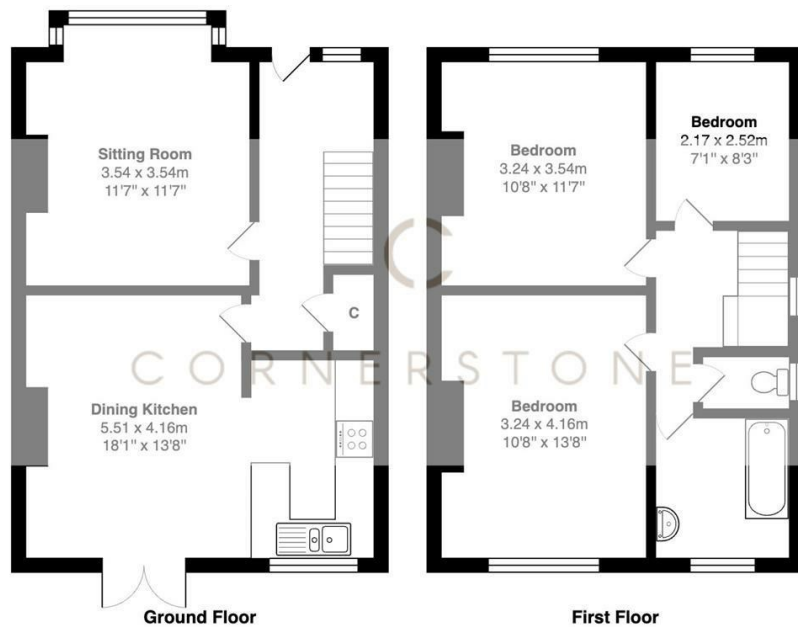
2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check where we reasonably can.

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 Sales & Lettings nor any of its employees or agents has any authority to make or give any representation or warranty about this property.



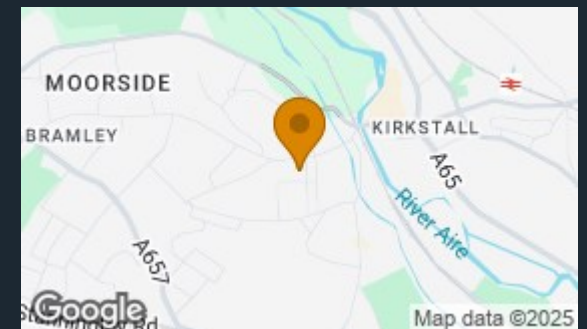
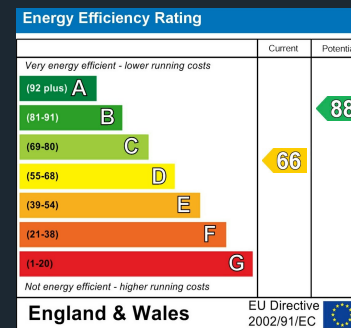


Total Area: 88.0 m² ... 947 ft²

All measurements are approximate and for display purposes only

Local Authority
Leeds City Council

Council Tax Band
B





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