



CORNERSTONE

16 Beckhill Approach, Meanwood, Leeds, LS7 2RF



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16 Beckhill Approach

Guide Price £179,950

Meanwood and Chapel Allerton are vibrant areas, each boasting a superb selection of amenities including parks, shops, cafés, bars, pubs, and restaurants. Meanwood also benefits from a Waitrose supermarket.

Further nearby amenities include a Sainsbury's Local, the popular Beck and Call gastro pub, and Culto – a well-regarded Italian restaurant.

Several highly regarded schools are within easy reach, and excellent transport links are available with a bus stop just moments from the property. Leeds City Centre is also easily accessible.

The property comprises a ground floor with a hallway, kitchen, and an open-plan sitting and dining room. The first floor offers a landing, two generous double bedrooms, a bathroom, and a separate toilet.

Externally, the property enjoys front and rear gardens. The rear garden also features an outbuilding, ideal for storage.

Given its location, size, and price, we expect strong interest in this property. It represents a fantastic opportunity for a wide range of buyers.

Hallway

You enter the property through a UPVC door into a neutrally decorated hallway, which provides access to the open-plan sitting and dining room, the kitchen, and the staircase leading to the first floor.

Open-Plan Sitting & Dining Room

A spacious and neutrally decorated room with coving to the ceiling. Large double-glazed windows to the front and rear elevations offer pleasant views of the gardens. A second door provides access to the kitchen.

Kitchen

A well-proportioned kitchen with ample cupboard and worktop space. The kitchen includes a stainless steel sink with drainer, an integrated oven, a four-ring hob with extractor above, and space for a washing machine. Additional features include a breakfast bar and a storage cupboard. A UPVC door opens to the rear garden, and a double-glazed window brings in natural light.

Landing

Neutrally decorated, the landing provides access to both bedrooms, the bathroom, and the separate toilet.

Principal Bedroom

A generous double bedroom, neutrally decorated, with a double-glazed window to the front elevation. This room also benefits from a walk-in wardrobe/cupboard.

Double Bedroom Two

Another spacious and neutrally decorated double bedroom with a double-glazed window overlooking the rear garden.

Bathroom

The bathroom comprises a bath with an electric shower, a shower screen, and a wash basin set above a vanity cupboard. A frosted double-glazed window provides natural light.

Separate Toilet

A separate WC with a frosted double-glazed window.

Front Garden

The front garden features a lawn and a large flagged pathway/seating area. Please note: the gravelled area to the side of the property is not included in the sale.

Rear Garden

A spacious, predominantly flagged rear garden with mature planted borders. An outbuilding at the bottom of the garden provides excellent storage. A gate offers access to a path at the garden's rear.

Important Information

TENURE - Freehold

Council Tax Band A.

No onward chain.

The property is heated by electric underfloor heating.

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 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



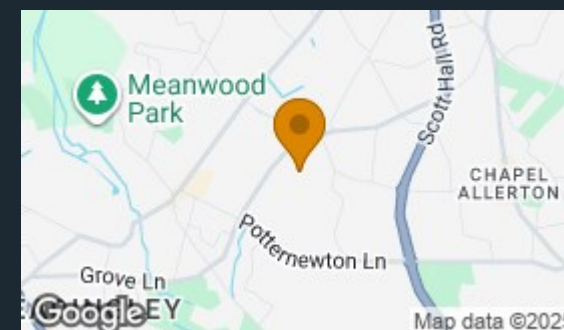
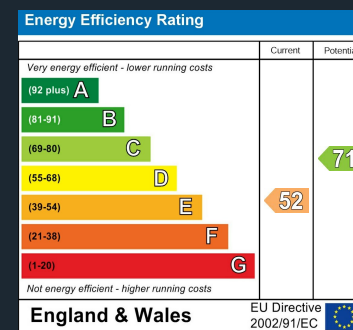


Total Area: 80.1 m² ... 862 ft²
 All measurements are approximate and for display purposes only

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Local Authority
 Leeds City Council

Council Tax Band
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