



CORNERSTONE

17 Carrholm Road, Chapel Allerton, Leeds, LS7 2NQ







17 Carrholm Road

£350,000

BEST & FINAL OFFERS 12 NOON FRIDAY 5TH SEPTEMBER 2025.

Set on a good-sized plot with front and rear gardens, the home also benefits from a useful side area, providing both additional storage space and practical access to the property.

The property is also within the catchment area for a number of highly regarded primary and secondary schools, further enhancing its appeal to families.

Situated in a highly sought-after residential area, this property is just a short walk from the heart of Chapel Allerton, with its vibrant mix of shops, cafes, bars, and restaurants. Local favourites such as the Beck and Call pub are close by, and there are excellent transport links via Stainbeck Lane, providing easy access into Leeds and beyond. The property is also within walking distance of Meanwood, home to a great selection of bars, restaurants, and convenient stores like Aldi and Waitrose, as well as the nearby Meanwood Park for a peaceful escape.

In brief, the ground floor comprises a welcoming entrance hall, a bay-fronted lounge, and a spacious open-plan kitchen/diner with an island and French doors leading to the rear garden. The first floor offers two double bedrooms, a single bedroom, and a modern four-piece house bathroom. Externally, the property benefits from a front lawned garden, a paved driveway, a useful side area, and a secure rear garden with lawn and mature shrubbery.

With its excellent Chapel Allerton location, well-presented interiors, and generous gardens, this property will appeal to a wide range of buyers and is expected to generate strong interest.

Hallway

The front door opens into the entrance hallway, which provides access to both the lounge and the kitchen/diner.

Lounge

A well-proportioned space with a bay window to the front, wooden flooring, and a feature fireplace, creating a welcoming reception room.

Kitchen/Diner

The open-plan kitchen/diner is generous in size, with plenty of space for a dining table. The kitchen is fitted with modern shaker-style units and a kitchen island housing the gas hob with extractor. Integrated appliances include a fridge/freezer, oven and microwave, and dishwasher, with space and plumbing for a washing machine and tumble dryer. French doors open directly onto the rear garden.

Bedroom 1

A spacious double bedroom with carpeted flooring and ample space for bedroom furniture, located at the front of the property.

Bedroom 2

Another double bedroom, situated at the rear, featuring a bay window and carpeted flooring.

Bedroom 3

A single bedroom, ideal as a nursery, study, or home office.

Bathroom

The modern four-piece house bathroom is partially tiled and comprises a walk-in shower, bath, toilet, and vanity sink unit.

Front Garden & Driveway

To the front, the property features a lawned garden with mature shrubbery and a paved driveway, providing off-street parking.

Back Garden

The rear garden is laid mainly to lawn with shrubbery to the boundaries and also includes a paved area, perfect for sitting out and enjoying the summer months. A useful side area offers additional storage space and practical access to the property.

Important Information

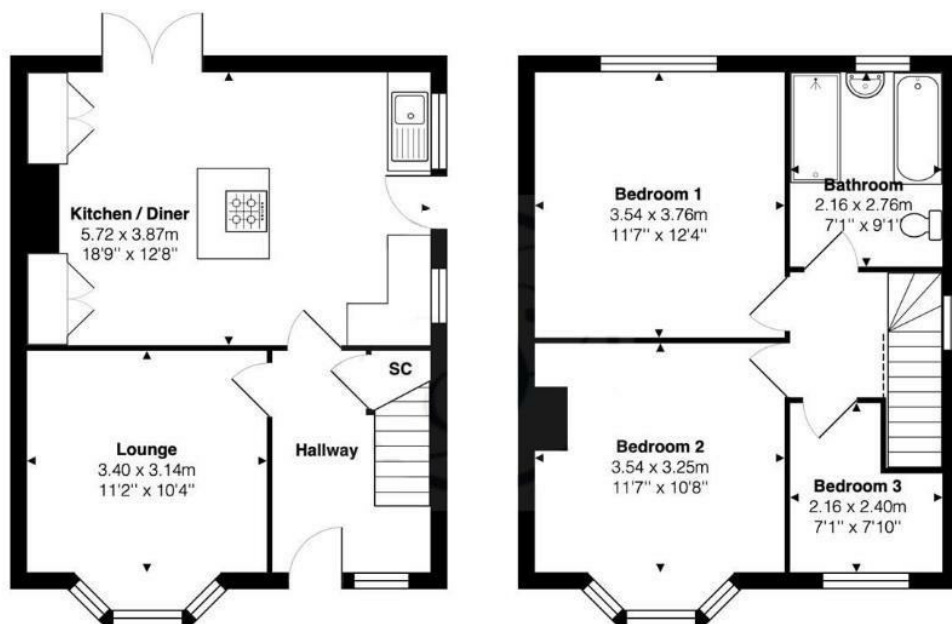
TENURE - FREEHOLD.

Council Tax Band C.

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





Carrholm Road, Chapel Allerton, LS7 2NQ

Total Area: 83.1 m² ... 895 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement.
The plan is for illustrative purposes only and should be used as such.

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.

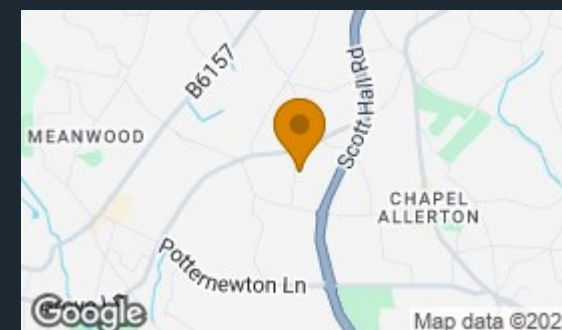
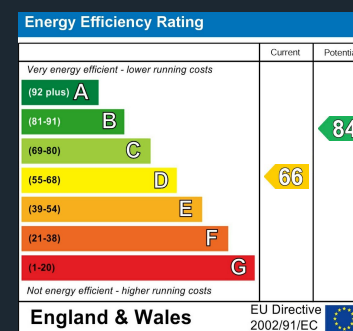
3. Measurements: These approximate room sizes are only intended as general guidance.

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
C





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