



CORNERSTONE

262 Stainbeck Lane, Meanwood, Leeds, LS7 2PS







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£399,950

Set on a generous plot of land, the property offers excellent scope for modernisation and is a fantastic opportunity for investors or buyers keen to create their dream home.

Meanwood is a thriving community with a wealth of local amenities. The property is only a short distance from Meanwood Retail Park, which includes an Aldi and other conveniences, along with a Waitrose supermarket. The leafy Meanwood Park and surrounding woodland are close by, perfect for walks and recreation. Meanwood also boasts a variety of popular bars, cafés, and restaurants, making it a vibrant and social place to live.

Additionally, the property is just a short journey from Chapel Allerton, another highly regarded suburb, further enhancing its appeal. The local school, catering to children aged 2–19 and recently rated 'Outstanding' by Ofsted, is within walking distance.

With excellent transport links to Leeds City Centre, this home occupies an ideal location for both families and commuters.

The property is set over two floors and offers spacious accommodation with plenty of potential. The ground floor comprises a generous entrance hall, a large sitting room to the front, a separate dining room leading to the kitchen, and a convenient downstairs WC, together creating a particularly spacious ground floor layout. To the first floor, a landing leads to four bedrooms and the family bathroom.

Externally, the property benefits from a generous plot with gardens to the front, side, and rear, and a main driveway providing off-street parking which leads to a long stretching garage with power, together with a separate workshop/shed area, offering excellent space for storage, hobbies, or further development potential. There is also the opportunity for additional parking, as an area with a dropped kerb and metal gates is already in place. The gardens provide further scope for landscaping or extension (subject to any relevant planning consents), making this a truly versatile and exciting home in a prime location.

We expect this home to be popular given the plot size, potential, and location.

TENURE - FREEHOLD.

Council Tax Band E

No Onward Chain.

Consumer Protection Regulations - Please do not hesitate to ask us for a copy of the Property Information Questionnaire, which highlights many aspects of the property's material information that may not be mentioned in the property's brochure/online advertisement.

1. In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended), estate agents are legally required to verify the identity of their applicants and understand the source of any funds used in a property transaction. As part of our due diligence process, all purchasers and individuals providing funds (including giftors) will be required to provide: Proof of identity, Proof of address and Evidence of the source of funds. We carry out electronic anti-money laundering (AML) checks on all buyers and giftors. A non-refundable fee of £36.00 (including VAT) will be charged per individual to cover the cost of these checks. We apply a risk-based approach in line with regulatory requirements. This means the level of information and documentation we request may vary. In some cases, additional evidence may be required to meet our obligations under the regulations. All requested documentation must be provided in full for us to proceed with the transaction. Failure to comply may result in delays or the inability to continue with the process. Please note: Where we have knowledge or suspicion that a transaction involves criminal property or money laundering, we are legally required to make a report to the National Crime Agency (NCA).

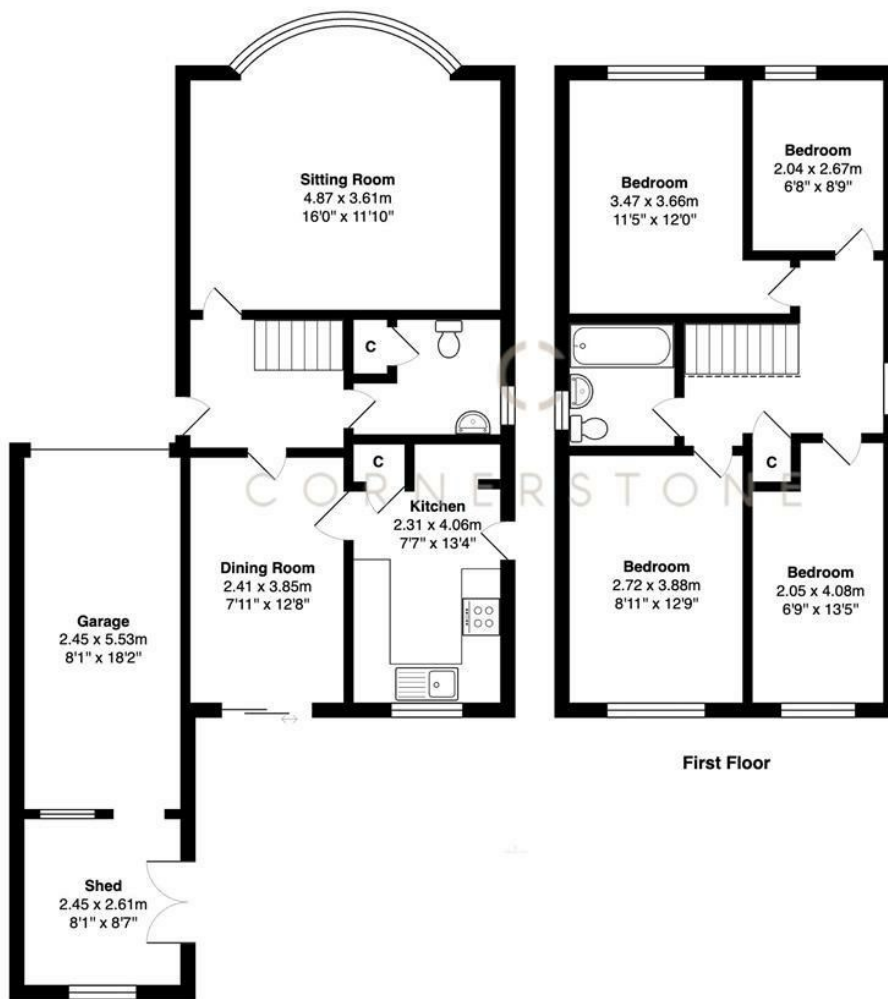
2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property, and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check where we reasonably can.

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. 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.





Ground Floor

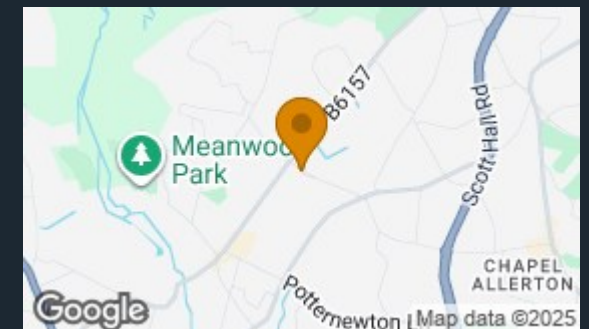
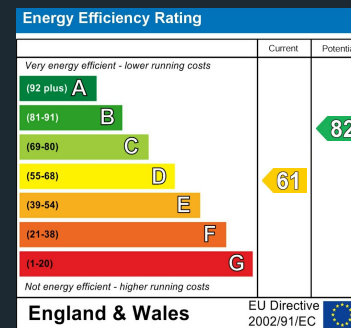
First Floor

Total Area: 118.9 m² ... 1280 ft²

All measurements are approximate and for display purposes only

Local Authority
Leeds City Council

Council Tax Band
E





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