



CORNERSTONE

30 Stainburn Crescent, Moortown, Leeds, LS17 6NS



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30 Stainburn Crescent

Guide Price £420,000

Cornerstone are delighted to offer for sale this spacious four bedroom semi-detached property in this popular location of Moortown - just walking distance to Chapel Allerton, Chapel Allerton Park & The Gledhow Valley Woods.

The property is offered for sale with no onward chain.

This property is situated in a desirable and well known area, known locally as the Stainburn's. The property's surrounding locations are brilliant, being perfectly positioned between the North Leeds centres of Moortown, Chapel Allerton and Roundhay.

Local schooling is great, with the highly regarded Moor Allerton Hall Primary and Secondary schools nearby. Moortown Primary School also has a great reputation.

Local transport links are frequent and provide easy access to Leeds city centre and other surrounding areas.

The property comprises to the ground floor: a hallway, sitting room, open plan kitchen, dining / living room room with French doors that lead out into the rear garden.

The first floor comprises a landing, two double bedrooms, a third bedroom/office and a bathroom.

The second floor comprises a fourth bedroom and an en suite.

Externally the property has a front garden, driveway and a rear garden.

We expect this property will be very popular, given its price, size and location.

Hallway

You enter the property through a uPVC door into a neutrally decorated hallway with coving and a picture rail. The hallway has a window to the side elevation allowing natural light in. The hallway leads to the sitting room, open plan kitchen, diner/living room and the staircase to the first floor.

Sitting Room

The sitting room is decorated in modern tones with coving to the ceiling and a charming fireplace that gives the room a great focal point. A large window exists to the front elevation, looking out over the front garden whilst also allowing plenty of natural light in.

Open Plan Kitchen, Diner & Living Room

An appealing space that is neutrally decorated with two large skylights above and French doors leading out into the rear garden. The kitchen comprises lower and upper level cupboards with ample worktop space. The kitchen utilities comprise a free standing fridge freezer, free standing range style oven with a stainless steel splash back and an extractor hood above. A stainless steel sink with drainer and space for a washing machine and tumble dryer/dish washer are present. The living room section is accessed from the dining area and is neutrally decorated with both coving and a feature fireplace.

Landing

A neutrally decorated landing with a window above the staircase. The landing leads to two double bedrooms, bedroom three/study, bathroom and a second staircase to the second floor.

Principal Bedroom

A good size bedroom that is decorated in modern tones with inset spot lights and fitted wardrobes. A window is present to the rear elevation with a pleasant view out over the rear garden.

Double Bedroom Two

A neutrally decorated bedroom with a picture rail and a window to the front elevation.

Bedroom Three/Study

Bedroom three is decorated in modern tones and is currently used as a children's bedroom. It would also make a great office and benefits from a window to the front elevation.

Bathroom

The bathroom comprises a bath with a shower over and a glass screen, a wash basin sat on a vanity unit, toilet and a chrome towel radiator. The property's boiler is located in a cupboard within the bathroom.

Fourth Bedroom

The fourth bedroom is situated on the second floor. It is decorated in modern tones with a large dormer window with a view down and over the rear garden. The fourth bedroom also benefits from plenty of eaves storage and having its own en suite/bathroom.

En Suite/Bathroom

The second floor en suite/bathroom comprises a corner shower cubicle, pedestal wash basin, a toilet and a frosted window.

Front Garden & Driveway

The property has a large front garden laid to lawn with a hedge to the front boundary. A tarmac driveway offers a good amount of parking. The property can be accessed from the front door into the hallway, through the side door or French doors at the rear into the kitchen diner. A timber gate at the top of the driveway opens and leads into rear garden.

Rear Garden

The rear garden is a great space with two patios. A number of steps lead up to a lawn and a barked play area.

Important Information

TENURE - FREEHOLD.

Council Tax Band D.

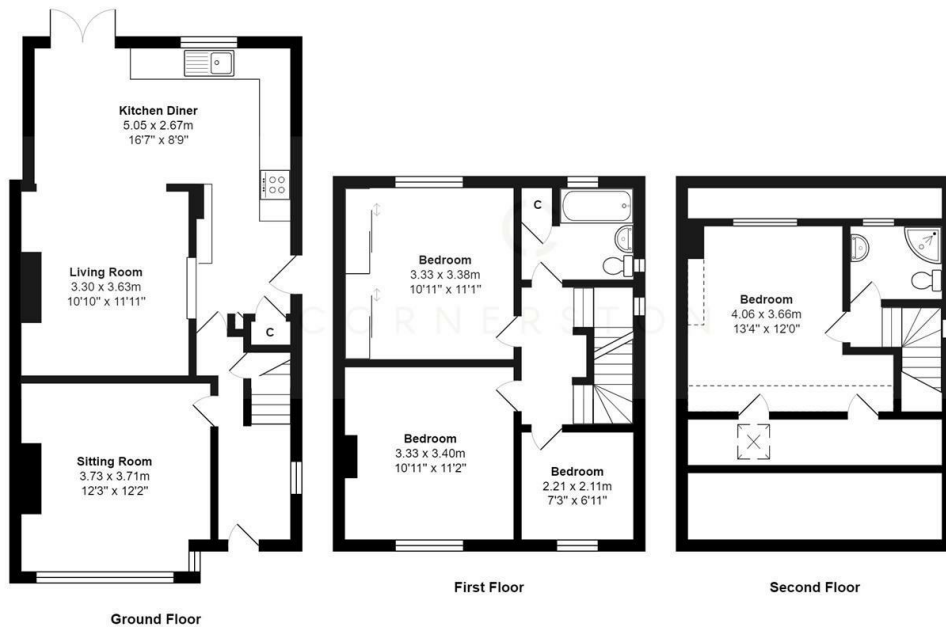
1. Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - Purchasers will be asked to produce original or certified identification and evidence of address documentation. We carry out an electronic anti-money laundering checks on all buyers. We use a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





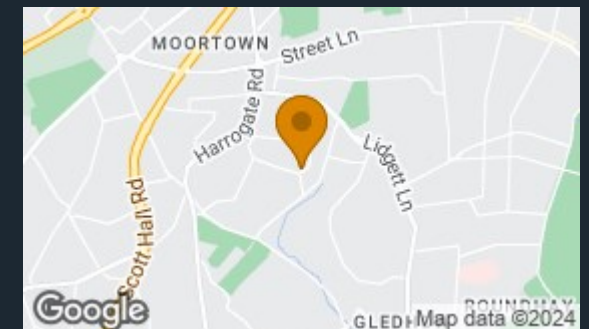
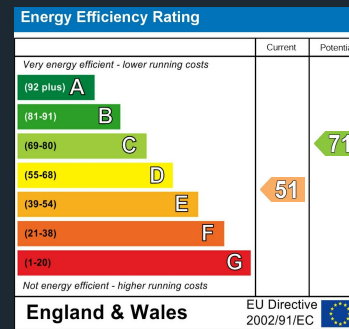
Total Area: 118.0 m² ... 1270 ft²

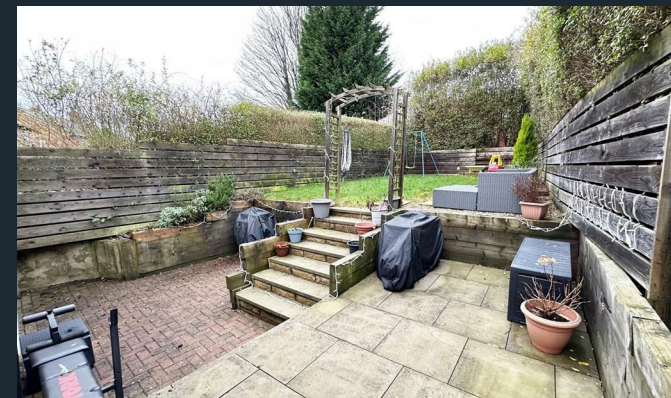
All measurements are approximate and for display purposes only

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
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