



CORNERSTONE

# 27 Stonelea Court, Meanwood, Leeds, LS7 2UH



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# 27 Stonelea Court

## Guide Price £340,000

### The Introduction

Marketed with no onward chain.

Tucked away at the end of a quiet cul-de-sac, this delightful three-bedroom detached home is perfectly positioned within walking distance to the centre of Meanwood. This home offers the ideal blend of tranquillity, being tucked away while having unbeatable convenience – a combination that is always in high demand.

### Inside The Home

Stepping under the porch, a blue front door opens and leads into the hallway. The hallway opens into the sitting room and the staircase to the first floor. The sitting room is an inviting space, complete with an under-staircase storage cupboard and an archway that leads seamlessly into the dining room.

The dining room is great, with double-glazed French doors that open directly onto the rear garden, perfect for summer entertaining, family barbecues, or simply relaxing with a morning coffee.

The kitchen is a great size, offering plenty of space for cooking, and leads through to a highly practical utility room. From here, you have access to the ground-floor W.C. and a further external door that opens out to the side of the property, making day-to-day living wonderfully convenient and giving easy access between the front and rear of the property.

Upstairs, the first floor continues to impress. The landing benefits from a useful storage cupboard and leads to three well-proportioned bedrooms. The principal bedroom enjoys the luxury of its own en suite, creating a private retreat, while the two further bedrooms are ideal for family, guests or home working. The family bathroom completes the first-floor accommodation perfectly.

### Outside The Home

Externally, the property really shines. The rear garden is accessed via the French doors from the dining room and offers a superb space to relax, play and entertain. With both front and rear gardens, a driveway, and a garage, this home will tick plenty of boxes.

### The Location

The location is simply outstanding. Meanwood is one of North Leeds' highly desirable and vibrant communities, offering a superb lifestyle. You are just moments from an incredible range of amenities, including Waitrose and Aldi at the Northside Retail Park. Meanwood is renowned for its fantastic selection of cafés, bars, pubs and restaurants, creating a wonderful village-like atmosphere.

For nature lovers, Meanwood Park is a real treasure, with beautiful woodland surroundings and the picturesque Meanwood Beck flowing through – perfect for walks, dog owners and families alike.

Commuters are equally well catered for, with easy access to Leeds City Centre, and Leeds Bradford International Airport is also within comfortable driving distance.

Families will be delighted with the excellent local schooling, including Carr Manor Community School, which boasts an Ofsted Outstanding rating.

### To Conclude

To make this opportunity even more appealing, the property is offered with no chain, allowing for a certain purchase – ideal for buyers looking to move forward with confidence.

Homes like this, in such a prime Meanwood location, are incredibly sought after. Early interest is highly recommended to avoid disappointment.

This is a wonderful opportunity to secure a lovely home.

### Important Information

TENURE - Freehold

Council Tax Band D.

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





Total Area: 94.8 m<sup>2</sup> ... 1020 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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.

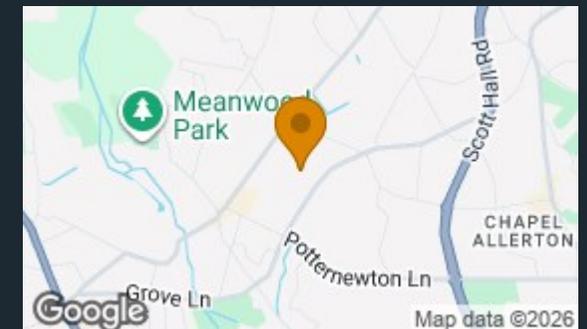
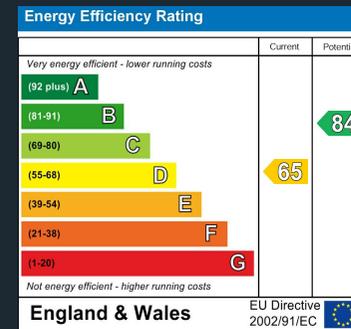
3. Measurements: These approximate room sizes are only intended as general guidance.

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.

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