



CORNERSTONE

# 40 Beckhill Chase, Meanwood, Leeds, LS7 2RH



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# 40 Beckhill Chase Offers Over £167,500

Cornerstone is delighted to offer for sale this three-bedroom end terrace property with no onward chain, situated in the popular residential area of Meanwood. This fantastic location lies on the fringe of Chapel Allerton, offering convenient access to both suburbs.

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 easily accessible.

The property does require some modernisation and, in Cornerstone's opinion, has been priced to reflect this.

The property's accommodation comprises the ground floor, a hallway, a ground floor W.C., a good-sized kitchen, and an open plan sitting and dining room.

The first floor comprises a landing, three good-sized bedrooms, and a bathroom.

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

Given the 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 the hallway. The hallway provides access to the open-plan sitting and dining room, the kitchen, the ground-floor W.C. and the staircase to the first floor.

#### **Open Plan Sitting & Dining Room**

A spacious 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 one-and-a-half stainless steel sink with a drainer, space for a free-standing oven with an extractor above, and space for a washing machine. A uPVC door opens to the rear garden, and a double-glazed window allows natural light in.

#### **Ground Floor W.C.**

The ground floor W.C. comprises a toilet, a wash basin with a cupboard below and a storage cupboard which also houses the electric meters.

### Landing

The landing provides access to the three bedrooms and the bathroom.

### Principal Bedroom

A generous double bedroom, with a double-glazed window to the rear elevation. This room also benefits from an integrated wardrobe.

### Bedroom Two

A good sized bedroom, with a double-glazed window to the rear elevation. This bedroom also benefits from an integrated wardrobe.

### Bedroom Three

A bedroom, with a double-glazed window to the front elevation. This bedroom benefits from an integrated wardrobe/cupboard.

### Family Bathroom

A partially tiled bathroom that comprises a bath with an electric shower over, a pedestal wash basin and a toilet. A frosted double-glazed window allows natural light in.

### Front Garden

A metal gate opens to lead into the front garden. A path leads to the front uPVC front door. The front garden comprises a lawn that is surrounded by planted borders.

### Rear Garden

The rear garden is predominately flagged with a number of planted borders. An outbuilding at the bottom of the garden provides excellent storage.

### Parking

Ample nearby parking can be found on the street at Beckhill Close (A cul-de-sac just moments away) and Beckhill Approach.

### Directions To View

From Sainsbury's Local -105 Stainbeck Rd, Meanwood, Leeds LS7 2PR

Walk south-east on Stainbeck Lane 49 ft

Slight left onto Stainbeck Road 417 ft

Turn left onto Beckhill Approach 0.2 mi

Turn left onto Beckhill Close, and the property is just up on your left.

### Important Information

TENURE - Freehold

No onward chain.

Council Tax Band A.

The property's heat source is from electric underfloor heating.

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.

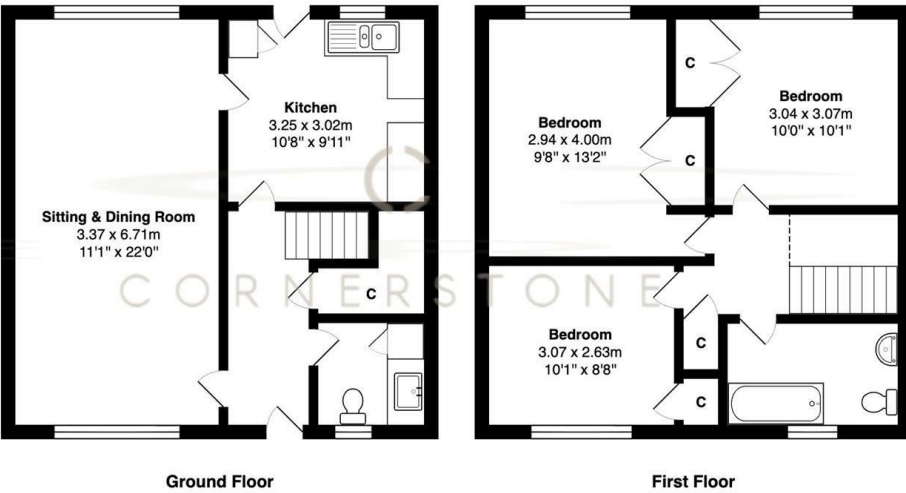
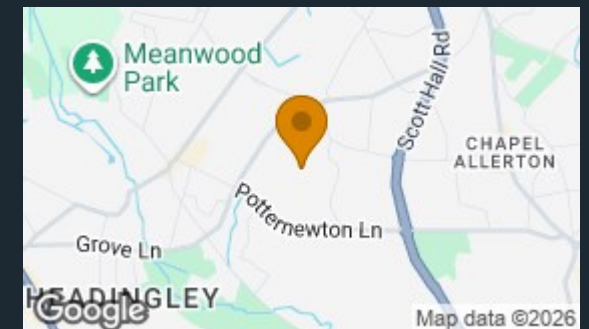
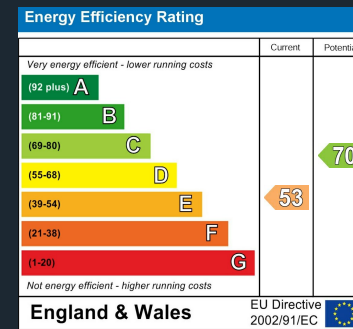
3. Measurements: These approximate room sizes are only intended as general guidance.

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.

Local Authority  
Leeds City Council

Council Tax Band  
A



Total Area: 91.0 m<sup>2</sup> ... 980 ft<sup>2</sup>  
All measurements are approximate and for display purposes only





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