



CORNERSTONE

# 35 Stone Mill Court, Meanwood, Leeds, LS6 4RQ



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# 35 Stone Mill Court

## Guide Price £120,000

Best and final deadline: Wednesday 18th March 12:00pm.

Cornerstone are delighted to offer for sale this first floor one bedroom apartment with no onward chain.

Stone Mill Court is a mid-19th-century Grade 2 listed converted mill complex located in Meanwood Conservation Area.

The site's history is fascinating. Stone Mill Court stands on the site of a medieval water corn mill used by monks from Kirkstall Abbey in the early 13th century. Milling continued until 1785, when Thomas Martin used the mill for paper making, and it became known as Wood Mills. In 1852, the mill burnt down, and the present mill was built as a tannery for Samuel Smith. It became a fellmongers in 1914 and closed in 1994, when it was converted into beautiful residential apartments.

The Stone Mill Court development, also known locally as Tannery Park or The Old Tannery, has plenty of character and charm. The development is only a stone's throw from Meanwood Park, the Meanwood Valley Trail and the centre of Meanwood, making it an extremely popular place to reside.

The centre of Meanwood has an abundance of amenities, including the highly regarded Waitrose Home and Food hall, cafes, vibrant bars, pubs and restaurants, which are all within walking distance. The Northside Retail Park has an Aldi and much more.

Headingley is a short distance from the apartment, and the city centre is around three miles away.

The local leisure facilities are superb, with Meanwood Park and The Hollies only a short walk from the property. Several gyms, including a David Lloyd Leisure Club, are on the doorstep.

The apartment benefits from being situated on the first floor, boasting views out over the development. The apartment has high ceilings and large windows throughout. It comprises a commanding hallway. The hallway leads to the sitting/dining room, principal bedroom, the bathroom and a storage/cloak cupboard.

The development benefits from ample parking.

To conclude, this is a wonderful apartment located in the heart of Meanwood.

This property will be popular given its size, location and price.

### **Communal Hallway**

Entering Tannery Park you step through a glass panel door which leads into the communal stairwell. The communal area and stairwell boasts a glass frontage which allows ample light in. Visitors can telephone the apartment via a telephone intercom. The apartment is located on the first floor.

### **Hallway**

You enter the property through a wooden door into the hallway. The hallway leads to the open plan sitting room/dining room, double bedroom, bathroom and a storage cupboard. The hallway is neutrally decorated and boasts a high ceiling.

### Open Plan Sitting Room/Dining Room

A spacious open plan sitting room/dining room which has a high ceiling and a large window which allows ample light in. This space is decorated neutrally and has coving to the ceiling. The sitting room leads into the kitchen.

### Kitchen

A large kitchen which benefits from ample lower level and upper level cupboards. A wood effect worktop with tiled splashed back is present and a large window is present. The kitchen utilities comprises of an oven, four ring gas hob with extractor above, one and a half composite sink. Space for a washing machine and space for a large free standing fridge freezer.

### Double Bedroom

A commanding double bedroom which again is neutrally decorated. High ceilings continue a large window allows ample light to pour through creating a bright and airy bedroom.

### Bathroom

The bathroom suite comprises of a bath with shower over, pedestal wash basin and a low level W.C. The bathroom has part tiled walls and the remaining walls are neutrally decorated. The ceiling is again high.

### The Grounds

The grounds of Stone Mill Court are well presented and surrounded by ample green space with tree lined roads and mature but well tendered borders. The Meanwood beck runs through the grounds making it a highly desirable and tranquil place to reside. Ample parking is also found at the development. The Meanwood Valley Trail is accessed within moments from the apartment which can lead to Meanwood Park.

### Important Information

Tenure - Leasehold - 125 years from 31st March 1998. 97 years remaining.

Service Charge & Buildings Insurance - £155.83 per calendar month.

Ground Rent - £50.04 per annum.

Managing Agent - Prime Estate Management.

Council Tax Band B.

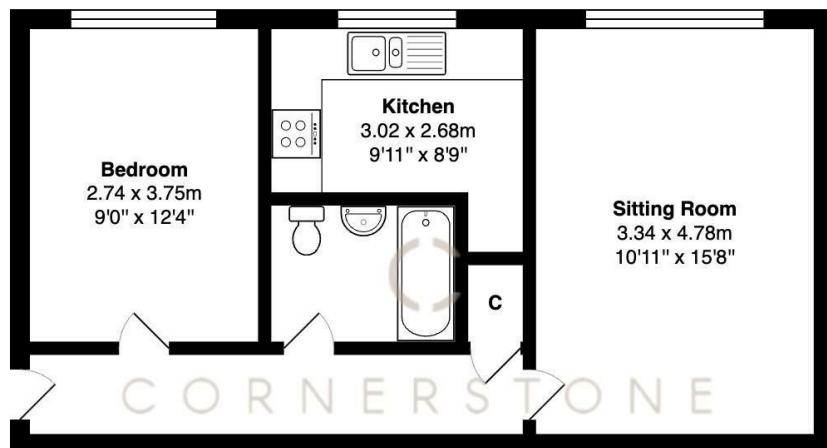
PLEASE NOTE - THE MARKETING PHOTOGRAPHY IS FROM A FEW YEARS AGO WHEN CORNERSTONE LAST LET THE PROPERTY FOR THE LANDLORD. THE APARTMENT IS NOW VACANT AND ON THE MARKET FOR SALE WITH NO ONWARD CHAIN.

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





Total Area: 45.9 m<sup>2</sup> ... 494 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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.

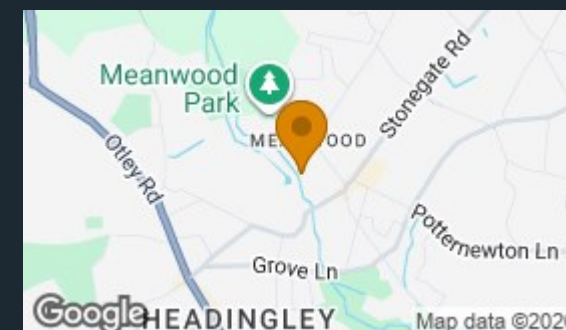
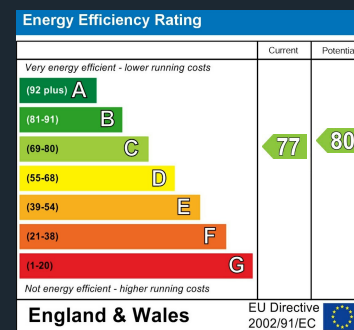
3. Measurements: These approximate room sizes are only intended as general guidance.

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

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Cornerstone Lettings  
13 Stonegate Road  
Leeds  
West Yorkshire  
LS6 4HZ

Contact  
0113 2745360  
[office@cornerstoneleeds.co.uk](mailto:office@cornerstoneleeds.co.uk)  
[www.cornerstoneleeds.co.uk](http://www.cornerstoneleeds.co.uk)