CORNERSTONE

12 Chancel Square, Meanwood, Leeds, LS6 4FG



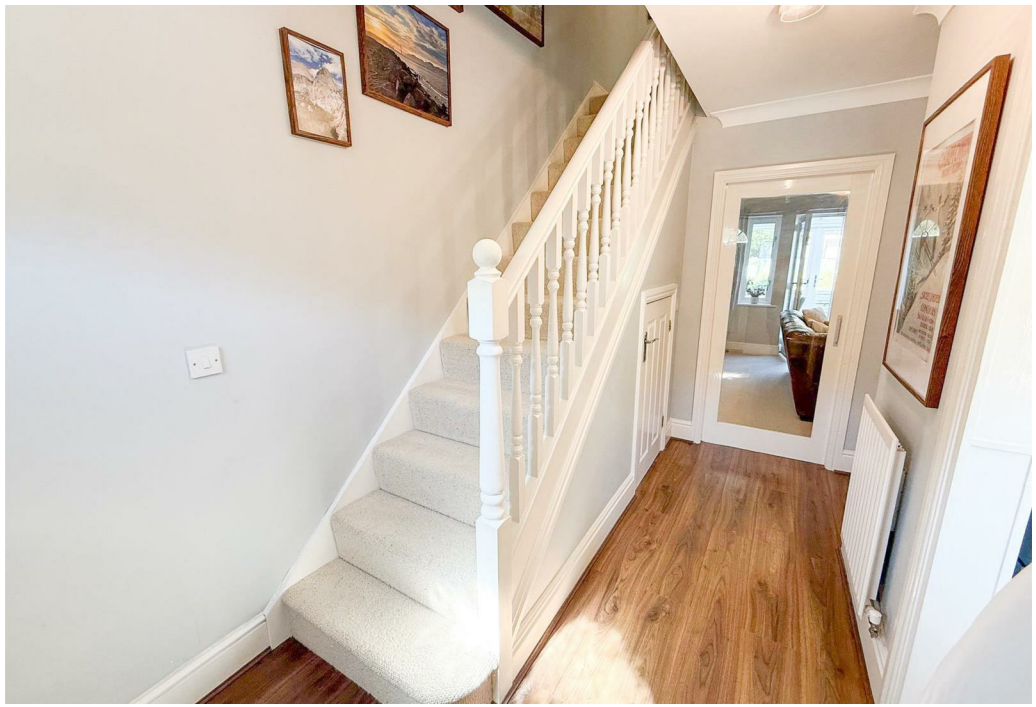




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12 Chancel Square
Guide Price £265,000

The Home

Cornerstone are delighted to present for sale this charming two-bedroom mews-style home, ideally positioned at 12 Chancel Square, Meanwood, Leeds, LS6 4FG. Tucked away within the highly sought-after Woodlea Development, this beautiful home offers a perfect blend of character, style, and modern living, all within a peaceful and picturesque setting.

Chancel Square itself is a standout feature, forming a gorgeous courtyard development accessed through an impressive grand archway that immediately sets the tone for what lies beyond. The development enjoys an idyllic yet premium feel, with block-paved pathways and mature, well-tended raised beds that create a tranquil and welcoming environment. Residents benefit from allocated parking, adding convenience to this already desirable setting.

Upon entering the property through a timber door, you are welcomed into a spacious and beautifully presented hallway. Styled in contemporary tones with a wood-effect floor and elegant coving to the ceiling, the hallway provides a warm and inviting first impression. There is also a useful under-stair storage cupboard, and from here, the layout flows seamlessly into the kitchen, the sitting room via a glazed door, and the staircase leading to the first floor.

The kitchen is both stylish and full of character, offering a rustic charm with a modern twist. Fitted with a range of units, it provides ample storage and is complemented by wood worktops and classic white metro-tiled splashbacks. A Belfast-style sink is perfectly positioned beneath twin mullion windows, offering a delightful outlook across the courtyard with its greenery and planting. There is space for a freestanding fridge freezer, dishwasher, and washing machine, while integrated appliances include an oven with a hob and extractor hood above. This is a truly inviting space, ideal for both everyday living and entertaining.

The sitting room is generously proportioned and finished in a contemporary colour scheme, enhanced by coving to the ceiling. Natural light floods the room through French doors, flanked by side windows, which open into a versatile dining room or garden room. This additional space is perfect for entertaining or simply relaxing while enjoying views of the garden. From here, further French doors lead outside to a well-maintained garden that offers both charm and privacy. A couple of steps rise to a lawned area, while at the top of the garden, a timber-decked seating area with a raised bed provides a wonderful sun trap—ideal for enjoying warmer months. Mature trees, plants, and hedging create a secluded and peaceful backdrop.

To the first floor, the landing leads to two well-proportioned double bedrooms and a stylish bathroom. The principal bedroom is tastefully decorated in neutral tones and offers ample space for furnishings, with two mullion windows overlooking the attractive courtyard. The second bedroom is equally well-presented, featuring a modern colour palette and views over the rear garden through its own mullion windows. The bathroom is finished to a high standard, incorporating a bath with a rainfall shower above and additional handheld attachment, a glass screen, a freestanding sink set atop a vanity drawer with contemporary wooden panelling above, a WC, and a heated towel radiator.

The Woodlea Development remains one of Meanwood's most desirable residential settings, renowned for its leafy and green surroundings. Enveloped by mature trees and thoughtfully landscaped spaces, it offers a peaceful retreat from the hustle and bustle of daily life. A well-used pathway weaves its way around the development, perfect for walking, jogging, or simply enjoying the outdoors. This path also conveniently connects to Meanwood Park and leads to The Myrtle Tavern, a highly regarded gastro pub situated near the local cricket pitch, further enhancing the sense of community and lifestyle appeal.

Meanwood & Leeds

Meanwood itself continues to grow in popularity, offering an excellent range of amenities that cater to a wide variety of buyers. The centre boasts both a Waitrose and an Aldi, alongside independent shops, cafes, bars, and restaurants, creating a vibrant yet relaxed village atmosphere. Its proximity to Leeds City Centre, approximately three miles away, makes it an excellent choice for commuters, with regular transport links and easy road access ensuring convenience for those working in the city.

Leeds as a whole is widely regarded as one of the UK's most dynamic and thriving cities. Known for its strong economy, diverse employment opportunities, and excellent shopping, dining, and cultural scenes, it continues to attract professionals, families, and investors alike. From its renowned universities to its vibrant nightlife and green spaces, Leeds offers something for everyone, making it an increasingly popular place to call home.

This delightful home on Chancel Square presents a rare opportunity to acquire a property that combines charm, location, and lifestyle in equal measure. Viewing is highly recommended to fully appreciate everything it has to offer.

Important Information

Tenure - Leasehold.

Lease Term - 999 years starting on 1st January 2007.

Service Charge including Buildings Insurance - £125.00 per month.

Ground Rent - £350.00 per annum. The next increase will be 1st January 2036 to £450.00 per annum.

Council Tax Band B.

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 giftor(s)) 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 giftor(s). A non-refundable fee of £40.00 (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.

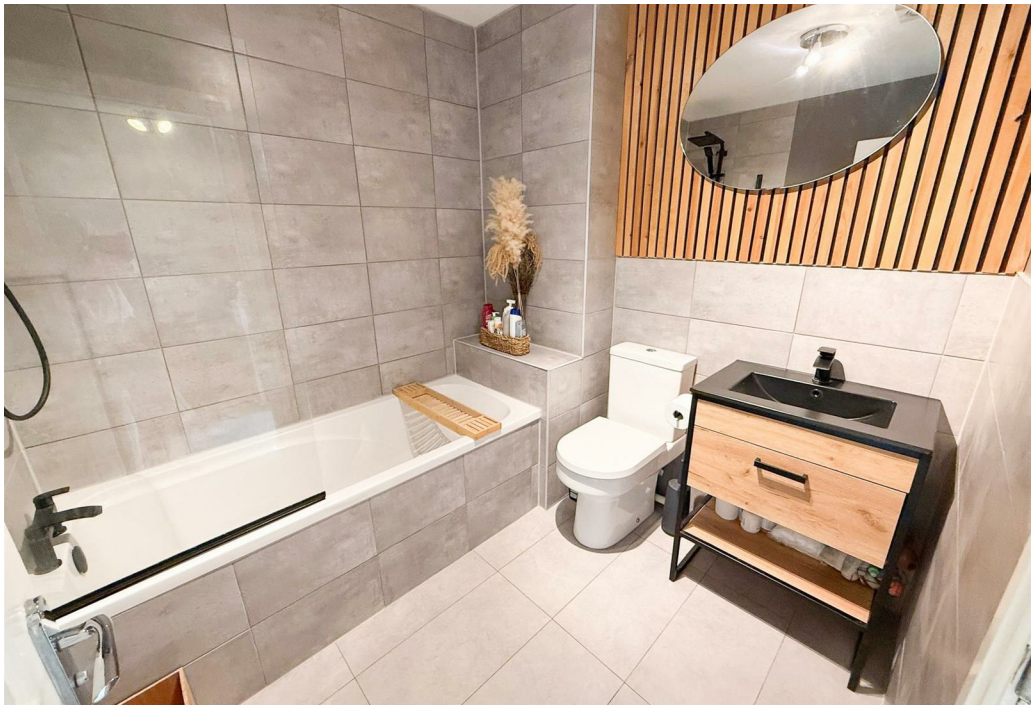
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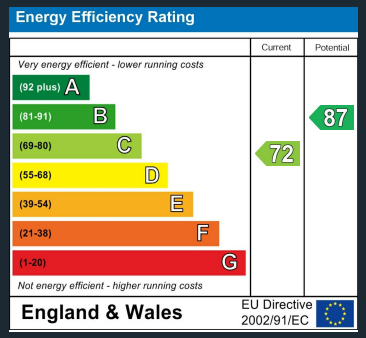


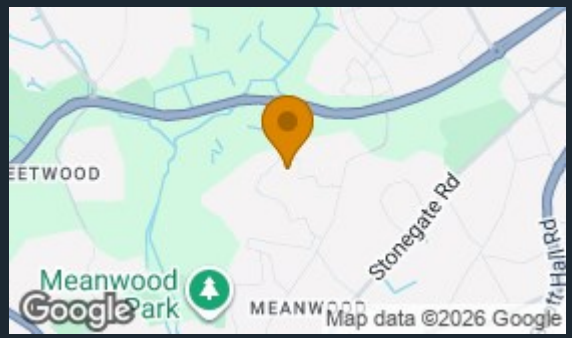
Total Area: 75.6 m² ... 814 ft²

All measurements are approximate and for display purposes only

Local Authority
Leeds City Council

Council Tax Band
B





The Property Ombudsman







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