



CORNERSTONE

51 Stonegate Road, Meanwood, Leeds, LS6 4HZ



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51 Stonegate Road

Guide Price £395,000

Motivated Seller - The seller has secured an onward purchase with no chain.

Cornerstone are delighted to offer for sale this spacious and extended three-bedroom semi-detached property with a large rear garden.

This property is in a fantastic location being a moment's walk to the centre of Meanwood.

Meanwood offers a variety of amenities which include a Waitrose Home & Food Hall and the popular Northside Retail Park which boasts an Aldi and much more. Meanwood has many coffee shops, bars, pubs and restaurants all to be enjoyed. Leeds city centre is within an easy commuting distance. The nearby suburbs of Headingley and Chapel Allerton can also be accessed with ease again offering an abundance of amenities and still being local.

The nearby schools are great and Meanwood Park is only a short walk from the property. Meanwood Park has rolling open parkland with beautiful woodland areas and the Meanwood Beck. Meanwood Park is perfect for those afternoon strolls.

This lovely home comprises on the ground floor an entrance vestibule/porch, a commanding hallway, a dining room, a sitting room, a garden room, an open plan kitchen diner and an integrated garage.

The first floor comprises a landing, three spacious bedrooms and a bathroom.

Externally the property has a gated driveway, a front garden and a large tree-lined rear garden.

We expect this property to be popular due to its size and location.

Entrance Vestibule/Porch

A neutrally decorated entrance vestibule/internal porch is entered from the driveway/front garden. You enter through a uPVC leaded light stained glass door. This space is bright and airy courtesy of two large double-glazed windows.

Hallway

You enter into the hallway from the entrance vestibule through a frosted glass door. The hallway is neutrally decorated and leads to the dining room, sitting room, open-plan kitchen diner and the staircase to the first floor.

Dining Room

The dining room boasts a double-glazed window that showcases a lovely view out over the front garden. The decor is neutral with a papered feature wall, a gas fire with an ornate surround and coving is present to the ceiling.

Sitting Room

The sitting room benefits from an ornate gas fireplace and coving to the ceiling. A sliding glass door leads into the garden room that also allows natural light in. The wall-mounted television is included in the sale of the property.

Garden Room

The garden room is neutrally decorated with a wood effect floor and a uPVC door leads out into the rear garden. The garden room is elevated above the rear garden offering a lovely view down and over the rear garden.

Open Plan Kitchen Diner

An open-plan kitchen diner that is neutrally decorated comprising ample lower and upper-level cupboards with contrasting worktops with tiled splashbacks above. The kitchen utilities comprise a one-and-a-half stainless steel sink with a drainer and a double-glazed window above which looks out over and down the rear garden. An integrated oven with a five-ring gas hob above with an extractor fan is present. An integrated washing machine and there is space for a free-standing fridge freezer that will be included in the sale. This kitchen diner has access to the integral garage at the back of the kitchen and a uPVC glass-panelled door leads out and down into the rear garden.

Integral Garage

A step leads down into the garage from the kitchen diner. The garage has electricity and lighting and an up-and-over door gives access to the driveway.

Landing

A commanding and neutrally decorated landing that benefits from a large double-glazed window above the staircase. The landing leads to two double bedrooms, a third bedroom and a bathroom. The landing has a hatch above to access the loft.

Principal Bedroom

A spacious, neutrally decorated bedroom that benefits from a lovely large double-glazed window to the front elevation that overlooks the front garden. Wall-to-wall fitted wardrobes are present offering plenty of storage space.

Double Bedroom Two

A spacious double bedroom with fitted wardrobes and a dressing table. The decor is neutral with a papered feature wall. This bedroom has a large double-glazed window to the rear elevation. It offers lovely views down the rear garden with a tree-lined backdrop.

Bedroom Three

A good-sized third bedroom. The decor is neutral and a double-glazed window allows natural light in with a view of the front garden. Fitted wardrobes and storage cupboards exist.

Bathroom

The large tiled bathroom comprises a bath with a shower over and a glass screen. A pedestal wash basin, toilet and towel radiator exist. Two frosted double-glazed windows allow natural light in.

Front Garden

A well-tended front garden which benefits from a lawn which is surrounded by borders. The boundary to the front of the property is a charming stone wall. A gated tarmac driveway offers off-road parking and leads to the integral garage.

Rear Garden

The rear garden is vast and benefits from a patio area, a large lawn, a raised bed, and mature conifers. There is a woodland area at the bottom of the garden. This rear garden is perfect for sitting out in the warmer months.

Important Information

TENURE - FREEHOLD.

Council Tax Band C.

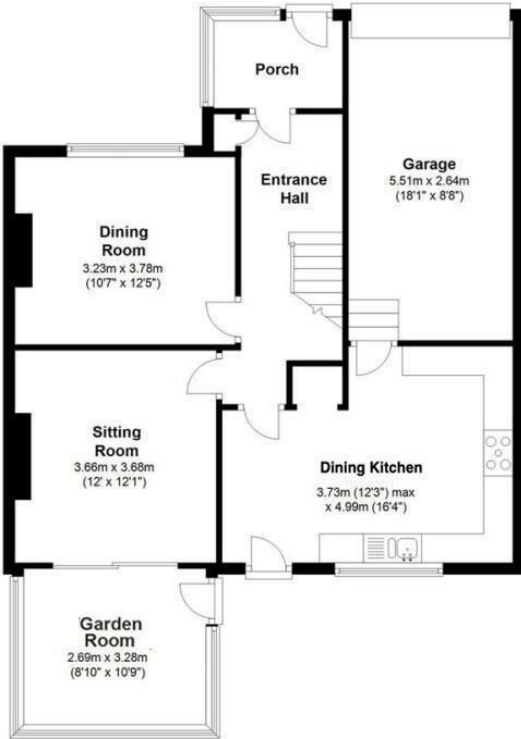
1. Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - Purchasers will be asked to produce original or certified identification and evidence of address documentation. We carry out an electronic anti-money laundering checks on all buyers. We use a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



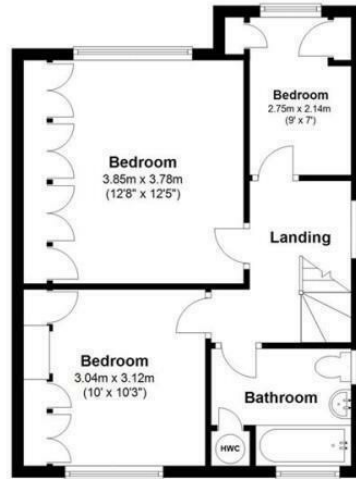
Ground Floor

Approx. 80.7 sq. metres (869.1 sq. feet)



First Floor

Approx. 40.9 sq. metres (439.6 sq. feet)



Total area: approx. 121.6 sq. metres (1308.9 sq. feet)

Floor plans are for identification only. All measurements are approximate.
Plan produced using PlanUp.

where we reasonably can.

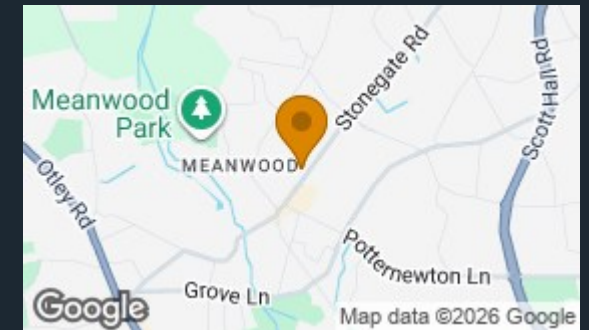
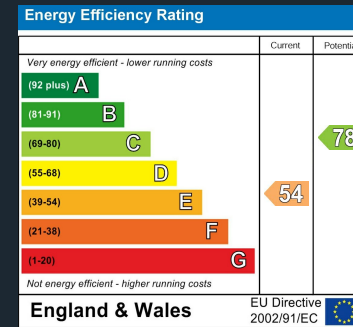
3. Measurements: These approximate room sizes are only intended as general guidance.

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 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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