



CORNERSTONE

15 Stone Mill Court, Meanwood, Leeds, LS6 4RQ



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15 Stone Mill Court

£220,000

Introduction

A fabulous, spacious three bedroom ground floor apartment with its own private entrance and offered for sale with no onward chain.

This apartment forms part of the highly sought-after Stone Mill Court development, one of Meanwood's most distinctive and historic residential settings. This beautiful Grade II Listed former mill conversion seamlessly blends period character with modern living and has become one of Meanwood's most desirable developments.

The history of the site is both fascinating and unique. Stone Mill Court occupies the location of a medieval water corn mill used by monks from Kirkstall Abbey during the early 13th century. Milling operations continued for centuries before the site was converted into a paper mill in 1785 under the ownership of Thomas Martin, becoming known as Wood Mills. Following a devastating fire in 1852, the present mill was constructed and operated as a tannery for Samuel Smith. The fellmongers finally closing in 1994 and being sympathetically transformed into the exceptional residential development enjoyed today.

Known locally as The Old Tannery or Tannery Park, Stone Mill Court offers a wonderful combination of history, character and convenience. The development enjoys an enviable position within walking distance of Meanwood's vibrant centre whilst being surrounded by some brilliant green spaces.

Meanwood Park, The Hollies and the picturesque Meanwood Valley Trail are all just moments away, providing miles of beautiful woodland walks and outdoor recreation. The area has become one of Leeds' most fashionable suburbs, offering an excellent selection of independent cafes, restaurants, bars and pubs alongside everyday amenities including the highly regarded Waitrose & Partners. Meanwood also has the Northside Retail Park, which is home to Aldi and a variety of retailers.

Headingley is only a short distance away again offering an abundance of amenities and Leeds City Centre lies approximately three miles from the property, with excellent public transport links available nearby.

The area is well served by highly regarded schools, leisure facilities and several gyms, including the nearby David Lloyd Leisure Club.

The Apartment

This impressive apartment enjoys a great position within the development and immediately stands out thanks to its remarkable sense of space. There are only a handful of three bedroom apartments in the development and they rarely come to market.

Accessed via its own private entrance door, upon entering, you are welcomed into a commanding central hallway which is neutrally decorated and leads to all the rooms in this lovely apartment and a handy storage cupboard. The apartment benefits from some nice architectural features associated with historic mill conversions, including high ceilings and large windows that flood the home with natural light whilst offering some pleasant views across the development.

At the heart of the apartment there is a spacious open-plan living area incorporating a sitting room/dining space. This impressive room provides an ideal environment for modern living, entertaining guests or simply relaxing whilst enjoying the abundance of natural light created by the apartment's generous proportions. From the sitting room/dining space you can access the breakfast kitchen which benefits from plenty of space and could easily accommodate a table for your dining needs. The kitchen comprises plenty of cupboard space with a contrasting worktop. There is a one and half stainless steel sink with a drainer, an integrated oven, a gas hob with an extractor hood above, space for a washing machine and space for a dishwasher. The apartment's gas boiler is located here and the breakfast kitchen benefits from two windows which introduces natural light.

The principal bedroom is a spacious and comfortable retreat. A further two well portioned bedrooms provides excellent flexibility for guests, home working or family living.

There is a pleasant, stylishly tiled bathroom comprising a bath with an electric shower over with a glass screen, a pedestal wash basin, a toilet and a chrome towel radiator exist.

Externally, residents enjoy the benefit of ample parking, beautifully maintained grounds combining to create a lovely atmosphere.

Why We Love This Property

Stone Mill Court offers something genuinely different from the ordinary apartment market. The combination of Grade II Listed heritage, impressive ceiling heights, generous room proportions, abundant natural light and an unbeatable Meanwood location creates the perfect home.

Properties within this development are consistently popular with buyers due to the unique history, attractive setting and proximity to everything Meanwood has to offer.

Offered to the market with no onward chain, the successful purchaser can enjoy the benefits of a potentially faster and less complicated transaction, reducing the risk of delays often associated with lengthy property chains.

In our opinion, this is a wonderful opportunity to acquire a spacious apartment within one of Meanwood's most iconic developments. Given its size, presentation, location and historic appeal, we anticipate strong levels of interest and therefore recommend a viewing.

Important Information

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

Service Charge & Buildings Insurance - £160.00 per calendar month.

Ground Rent - £0 per annum.

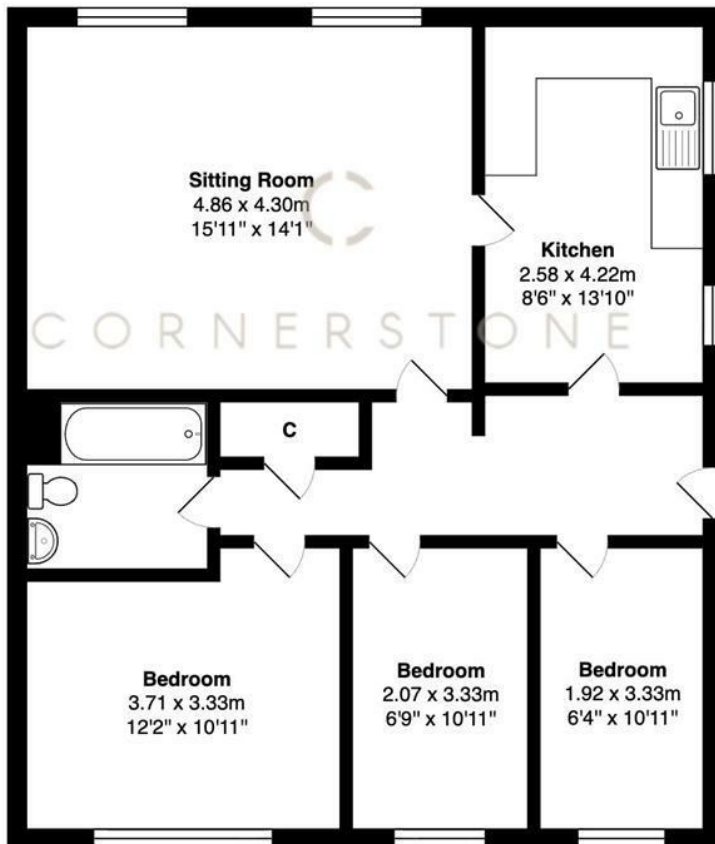
Managing Agent - Prime Estate Management.

Council Tax Band C.

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 any giftor) will be





Ground Floor

Total Area: 76.4 m² ... 822 ft²

All measurements are approximate and for display purposes only

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 anyone gifting monies. 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.

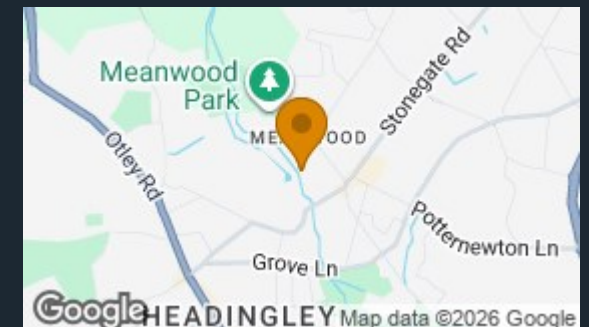
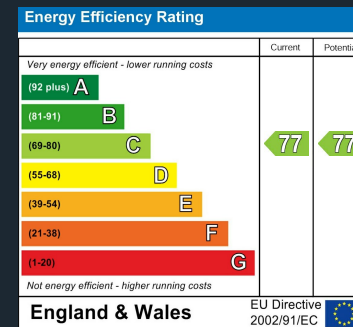
Please note: Where we have knowledge or suspicion that a transaction involves criminal property or money laundering, we are legally required to make a report to the National Crime Agency (NCA).

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.

Local Authority
Leeds City Council

Council Tax Band
C





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