




CORNERSTONE

312 Stainbeck Road, Chapel Allerton, Leeds, LS7 2LR



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312 Stainbeck Road

£345,000

Offered for sale with no onward chain.

Cornerstone are delighted to offer for sale, this well-presented three-bedroom semi-detached property. The location of the property is ideal as it is situated between two very popular Leeds suburbs - Chapel Allerton and Meanwood. Each boasts its own array of superb amenities - including several highly regarded schools and scenic parks. A handy Sainsbury's Local is also within walking distance from the property.

All of the above make this property an ideal home for both professionals and families.

The property features a hallway on the ground floor that leads to the sitting room, an open-plan kitchen diner, and a staircase to the first floor.

The sitting room boasts a log-burning stove and a large double-glazed window facing the front elevation.

The open-plan kitchen diner is stunning, complete with an island and a bay window, as well as French double-glazed doors that open into the rear garden.

The first floor includes the principal bedroom, a double bedroom, a third bedroom, and an impressive bathroom.

Outside, the property offers a large front garden, a driveway, and a spacious rear garden.

A detached garage is also present.

To conclude an impressive property that will be popular given its location, price, size and finish.

Hallway

You enter the property through a black composite door into a neutrally decorated hallway, a large double-glazed window allows natural light to pour in. The hallway has a lovely wood effect floor with inset spot lighting above and leads to the sitting room, open plan kitchen diner and staircase to the first floor.

Sitting Room

A commanding sitting room that is predominately neutrally decorated. A log-burning stove is present, perfect for those cosy winter evenings. A large double-glazed window at the front elevation lets in plenty of natural light and offers a clear view of the front garden. Inset spotlights in the ceiling provide additional lighting.

Kitchen Dinner

This stunning open-plan kitchen diner has access to the rear garden through double-glazed French doors. It benefits from a white high-gloss finish and contrasting worktops. The kitchen utilities comprise a sink with a drainer and a double-glazed picture window above, an integrated dishwasher, an integrated oven, an integrated microwave, a hob, and a stainless steel extractor hood. A kitchen island/breakfast bar with an integrated fridge and freezer also exists.

Landing

A neutrally decorated landing with a frosted double-glazed window above the staircase that allows natural light to pour in. The landing leads to three bedrooms and a bathroom. A pull-down loft ladder is present above the landing.

Principle Bedroom

A spacious and neutrally decorated principal bedroom that benefits from a large double-glazed window to the rear elevation which looks out over the rear garden. Inset spotlights are present.

Double Bedroom

A neutrally decorated second double bedroom boasts a double-glazed window to the front elevation which looks out over the front garden while allowing natural light in. Again, inset spotlights are present.

Single Bedroom

Bedroom three is neutrally decorated and benefits from a double-glazed window to the front elevation allowing natural light in.

Bathroom

A stunning bathroom that comprises a corner shower cubicle with a rain dance shower head and a second flexible shower hose, a free-standing bath with a free-standing feature tap and shower hose, a wall-mounted wash basin above a vanity cupboard, low-level W.C. and a chrome towel radiator. The bathroom is predominately tiled with a frosted double-glazed window.

Front Garden and Driveway

The property benefits from a commanding front garden which is laid to a lawn with a border, a mature hedge and a stone wall to the front boundary. A resin-style driveway offers ample off-road parking and leads up to a detached garage and the rear garden.

Detached Garage

A detached garage that is accessed by double doors, has a double-glazed window and offers ample storage.

Rear Garden

A stunning rear garden that is ideal for relaxing during the warmer summer months. The garden also boasts a large lawn and several borders. Access to the open-plan kitchen diner is available through double-glazed French doors leading from the rear garden.

Important Information

TENURE - FREEHOLD.

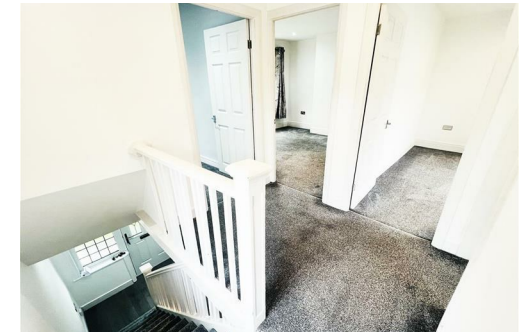
Council Tax Band - C

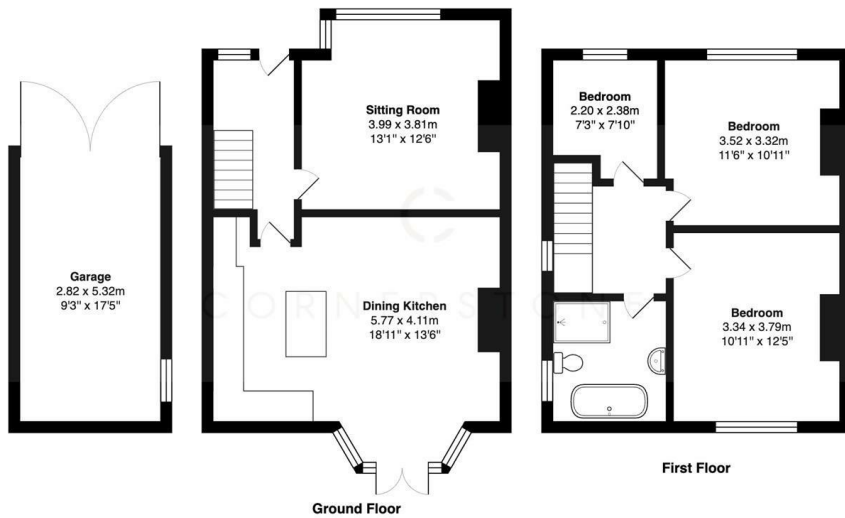
No Onward Chain.

Please note our marketing photography was captured in May 2024.

Please also note the property is currently tenanted. The outgoing tenants and vendors will provide vacant possession to the new owners.

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 check 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.





Total Area: 98.4 m² ... 1059 ft² (excluding garage)
 All measurements are approximate and for display purposes only

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.

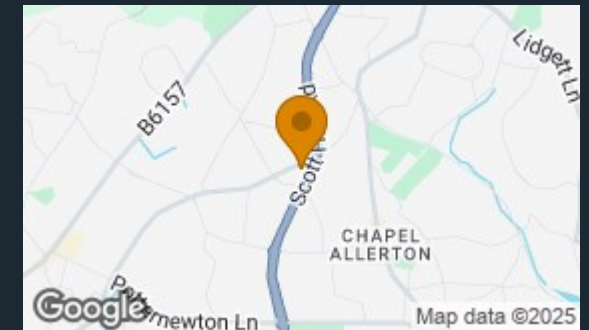
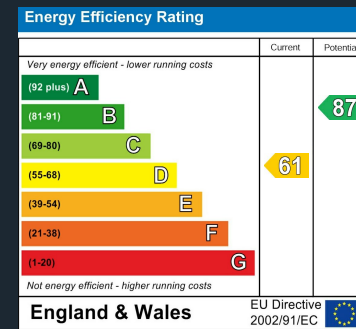
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

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 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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