



CORNERSTONE

6 Winthorpe Street, Meanwood, Leeds, LS6 4AN



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6 Winthorpe Street

Guide Price £340,000

Cornerstone is excited to offer for sale this double-fronted and stylish three-bedroom end terrace property. The property has a wrap-around garden, a garage, and an amazing open-plan kitchen diner.

The property comprises to the ground floor an open-plan kitchen diner and a sitting room.

The first floor has a landing, three bedrooms, and a bathroom.

Externally the property is situated on a fantastic plot that wraps around the property. It has a beautiful front garden, side and rear garden, these are the perfect spaces for sitting out and enjoying the warmer months. The property also benefits from a gated driveway and a detached garage.

The property's location is excellent being within walking distance to the centre of Meanwood and also Headingley. Leeds city centre is also a short commute from the property.

Meanwood offers an array of amenities including a Waitrose Home & Food Hall, a number of cafes, coffee shops, bars, pubs and restaurants. Many independent businesses and retailers exist throughout Meanwood. Meanwood also has a retail park that offers an Aldi and much more.

Local schools are excellent to only name a few include the Meanwood Church of England Primary School which is Ofsted Outstanding, St Urban's Primary School which is Ofsted Good, and Cardinal Heenan Catholic High School.

Meanwood Park, The Woodhouse Ridge, and the Grove Lane Nature Reserve are all only a short distance from the property all boasting some lovely tranquil green space.

To conclude, a fantastic property that will be very popular given its beautiful finish, style, price, and location.

Sitting Room

The sitting room is a lovely space decorated in a modern and trendy tone, the paint colour is known as Egyptian Cotton. The sitting room also has coving to the ceiling. A double-glazed bay window exists to the front elevation with a view out into the private front garden. A second double-glazed window exists to the rear elevation with a view out over the rear patio. A decorative stove is present which creates a focal point in the sitting room, two stylish column radiators exist.

Open Plan Kitchen Diner

An amazing open-plan kitchen diner. This space is again decorated in Egyptian cotton with a large column radiator and an engineered Oak floor. This brilliant space benefits from two double-glazed windows which look out to the front and rear while allowing ample light to pour in. Two uPVC doors are present which lead out into the front and also the rear garden. The kitchen comprises ample lower and upper-level cupboards with contrasting worktops. The kitchen utilities comprise a one-and-a-half stainless-steel sink, space for a free-standing oven with an extractor above with inset spotlights, an integrated dishwasher, and space for a free-standing fridge freezer. A brilliant utility cupboard is present that houses space for a washing machine and space for a tumble dryer with some storage. A second handy storage cupboard is also present under the staircase which houses the property's boiler. A door from the kitchen diner opens to lead up the staircase to the first floor.

Landing

The landing is again finished in Egyptian cotton with a double-glazed window above the staircase. The landing leads to the three bedrooms and the bathroom.

Principal Bedroom

A spacious bedroom that is finished again in Egyptian cotton with a good-sized double-glazed window to the front elevation with a lovely tree-lined view. A feature fireplace sits on a stone hearth creating a nice focal point.

Double Bedroom Two

A stunning double bedroom with paneling on one of the walls. A double-glazed bay window exists to the front elevation again a lovely tree-lined view. A stylish column radiator is present.

Bedroom Three

This bedroom is currently used as a nursery with a double-glazed window and a column radiator.

Bathroom

A stunning bathroom that is predominately tiled with white metro tiles. The bathroom has a clawfoot bathtub with a rain dance shower over, a second flexible shower hose, and a glass screen. A wash basin sits above a vanity cupboard, a toilet, and a towel radiator exist. A frosted double-glazed window allows natural light in.

Front Garden

The front garden has a large and mature hedge to the boundary making it feel private and secure. The front garden comprises a lawn, a patio, and a graveled area.

Side Garden

A number of raised beds exist with a graveled path. A flagged patio is currently used as a base for a greenhouse.

Rear Garden, Driveway & Detached Garage

The rear garden is laid to a flagged patio perfect for sitting out in the warmer months. A gated tarmac driveway offers off-road parking. The detached garage is accessed by an up-and-over door from the driveway. The garage can also be accessed via a door from the side of the garage and a window is present.

Important Information

Important Information - TENURE - FREEHOLD.

Council Tax Band B.

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.

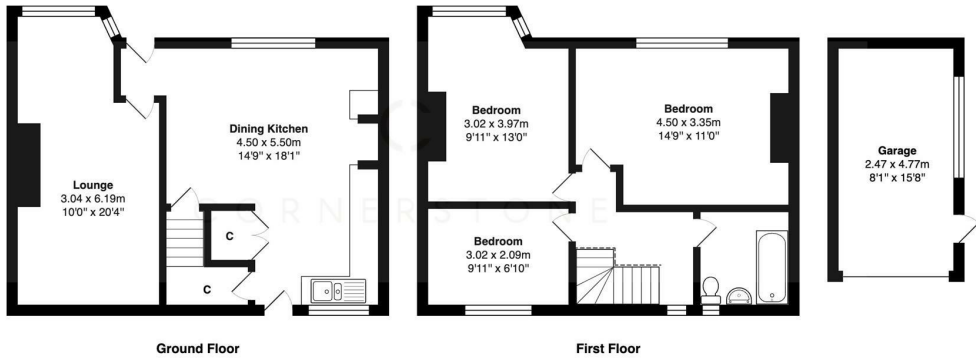
2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check where we reasonably can.

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.





Ground Floor

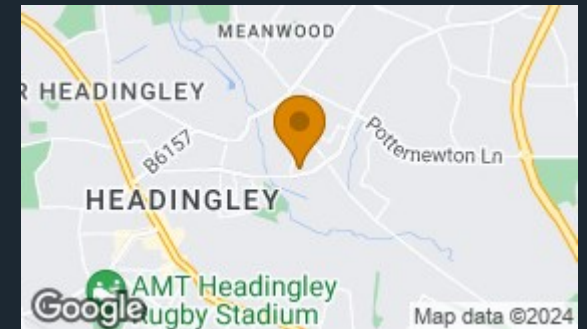
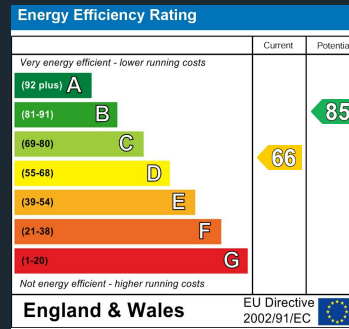
First Floor

Total Area: 99.8 m² ... 1074 ft²

All measurements are approximate and for display purposes only

Local Authority
Leeds City Council

Council Tax Band
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