



CORNERSTONE

71 Church Lane, Meanwood, Leeds, LS6 4NP



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71 Church Lane

Guide Price £340,000

Cornerstone is delighted to offer for sale this three-bedroom semi-detached property situated in the popular suburb of Meanwood.

This property is only a short distance to the centre of Meanwood, Meanwood Park, The Hollies, David Lloyd Leisure Centre, and a variety of brilliant shopping amenities. To only name a few these include a Waitrose Home & Food Hall, an Aldi at the Northside Retail Park, and a Sainsbury's supermarket at the nearby Moor Allerton retail park complex. A number of reputable schools are also nearby. The extremely sought-after Meanwood Primary School which is Ofsted Outstanding is just around the corner located at the entrance of Meanwood Park. A good selection of cafes, coffee shops, bars, pubs, and restaurants are located throughout Meanwood.

The location of this property gives easy access to the ring road and Leeds city centre. It also has good public transport links with a bus stop located outside the property on Church Lane.

The property to the ground floor comprises a hallway, a sitting room with French doors that open into a dining room, and a kitchen.

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

Externally the property is situated on a large plot that comprises: a front garden, a driveway, a detached garage with power, and a large rear garden.

This property will appeal to a range of purchasers - especially those looking for that perfect family home in this great location.

Hallway

A porch is present with a uPVC door that opens into the hallway. The hallway is neutrally decorated, it leads to the sitting room, kitchen, and the staircase to the first floor. The staircase benefits from a contemporary banister with glass.

Sitting Room

A neutrally decorated sitting room with a large double-glazed window to the front elevation. It has a great view out over the front garden with the spire of Meanwood's Holy Trinity Church in the backdrop. The sitting room has a wood effect floor and a log-burning stove that sits on a stone hearth. French doors can open up to lead into the dining room.

Kitchen

A contemporary kitchen that comprises ample lower and upper-level cupboards with contrasting worktops. The kitchen utilities comprise a one-and-a-half stainless steel sink with a drainer, an integrated dish washer, integrated washing machine, an integrated oven, a four-ring gas hob with an extractor hood above with mood lighting, and space for a free-standing fridge freezer. The kitchen as a whole is neutrally decorated with a tiled floor. A uPVC door with a double-glazed window leads out into the rear garden.

Dining Room

The dining room is neutrally decorated with a wood effect floor. A double-glazed French door leads out into the rear garden with a second pair of French doors leading into the sitting room.

Landing

A neutrally decorated landing with a double-glazed window above the staircase. The banister is contemporary with glass. The landing leads to the three bedrooms and bathroom.

Principal Bedroom

The principal bedroom is neutrally decorated with a double-glazed window to the front elevation. It has a scenic view out over the front garden with the spire of Meanwood's Holy Trinity Church in the backdrop.

Double Bedroom Two

A neutrally decorated bedroom with a double-glazed window to the rear elevation with a view up the large rear garden. An integrated cupboard/wardrobe is present.

Bedroom Three

A neutrally decorated third bedroom with a double-glazed window to the front elevation. A timber-fitted wardrobe is present.

Bathroom

A neutrally finished bathroom that comprises a large shower enclosure, a wash basin above a vanity cupboard, a toilet, and a feature radiator exists. A frosted double-glazed window allows plenty of natural light in.

Front Garden & Driveway

A well-tended front garden that comprises a lawn with borders laid to crush slate. A tarmac driveway offers off-road parking and leads up the side of the property to the rear garden and the detached garage.

Detached Garage

Accessed by an up-and-over door, the garage has a window allowing natural light in. The garage also has electricity and lighting.

Rear Garden

A stunning rear garden that we believe is just over 65 ft in length. It comprises a patio that has direct access to the kitchen and dining room through double-glazed French doors. A number of steps lead up to a good-sized lawn. At the top of the lawn a large planted border is present with a number of trees. This rear garden is a real sun trap, perfect for sitting out in the warmer summer 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.

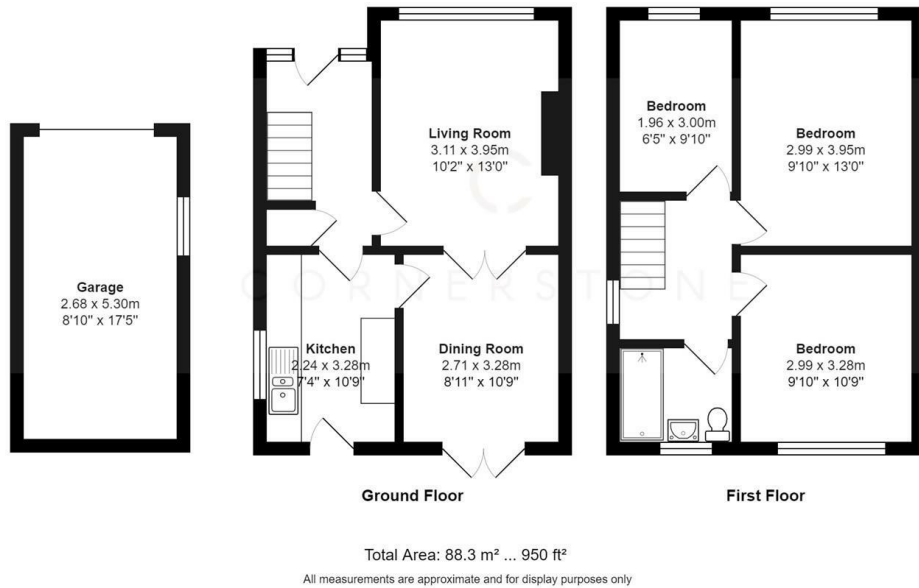
2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check where we reasonably can.

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.

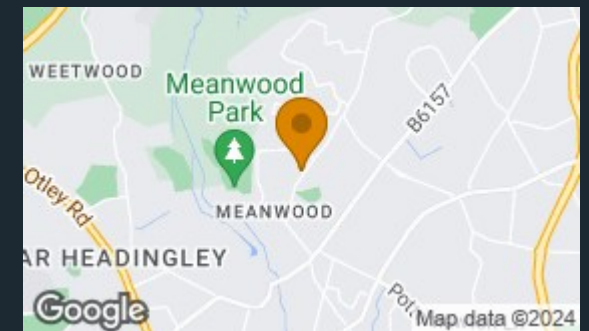
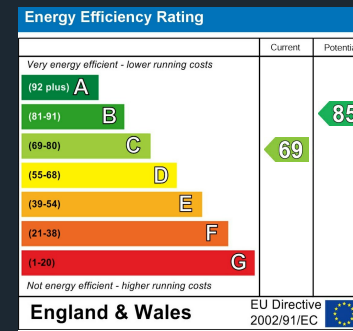


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Local Authority
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Council Tax Band
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