



CORNERSTONE

15 Stonegate Crescent, Meanwood, Leeds, LS7 2TD



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15 Stonegate Crescent

£245,000

Cornerstone is delighted to offer for sale, this lovely two-bedroom end terrace property with no onward chain situated on a cul-de-sac, in this popular development.

The property is within walking distance of the central Meanwood.

Internally the accommodation comprises to the ground floor an entrance vestibule, sitting room and kitchen diner with a door that leads out into the rear garden.

The first floor comprises a landing with loft access, a principal bedroom, a second double bedroom and a bathroom.

Externally the property has a front garden, a side garden, a driveway and a rear garden.

The property is a short walk to the centre of Meanwood which boasts many amenities including a Waitrose Home and Food Hall, the popular Northside Retail Park which includes an Aldi and the parades of Meanwood have many shops. These include coffee shops, cafes, bars, pubs, restaurants and much more.

The property is within close proximity to a number of highly regarded schools and Meanwood Park.

This location also offers an easy commute into Leeds city centre being just over 2 miles away.

Overall, a great property in a great location that will suit a range of buyers and we are sure it will be popular.

ENTRANCE VESTIBULE

You step into the entrance vestibule from the driveway through a red door. The entrance vestibule is neutrally decorated with a wood effect floor. A second timber door leads into the sitting room.

SITTING ROOM

A spacious sitting room that is decorated in modern but neutral tones. The sitting room benefits from a large double-glazed window to the front elevation and a wood effect floor exists. The sitting room leads into the kitchen diner and a staircase leads up to the first floor.

KITCHEN DINER

A stunning kitchen diner that is decorated in a modern tone. The kitchen comprises plenty of lower and upper-level cupboards with wooden worktops and tiled splashbacks. The kitchen utilities comprise a stainless-steel sink with a drainer, space for a dishwasher, space for a plumbed-in washing machine, an integrated oven, four four-ring gas hob with an extractor above and space for a free-standing fridge freezer. The kitchen has a double-glazed window above the sink that looks out into the rear garden and a door that opens into the rear garden. A practical under-staircase cupboard is present, perfect for storage.

LANDING

A neutrally decorated landing with a double-glazed window above the staircase. The landing leads to the principal bedroom, double bedroom two, the bathroom and a loft hatch gives access into the loft.

PRINCIPAL BEDROOM

The principal bedroom is decorated in a modern and neutral tone with a lovely wood effect floor. This bedroom benefits from a large double-glazed window to the rear elevation that has a view out over the rear garden and beyond.

DOUBLE BEDROOM

Again a spacious bedroom, this bedroom benefits from two double-glazed windows that look out over the cul-de-sac. A handy cupboard exists.

BATHROOM

A neutrally decorated and partially tiled bathroom that comprises a bath with an electric shower over and a glass screen. A wash basin with a vanity cupboard below and a toilet exist.

FRONT GARDEN & DRIVEWAY

The front garden is laid to lawn and this is to both sides of the driveway. The driveway is laid to flags with gravel. A flagged pathway leads from the driveway to the front door and into the entrance vestibule. Timber gates open exposing more driveway. A timber gate leads from the top of the driveway into the rear garden.

REAR GARDEN

The rear garden benefits from a lawn with borders that surround it and a pebbled path leads to a timber shed at the bottom of the garden.

IMPORTANT INFORMATION

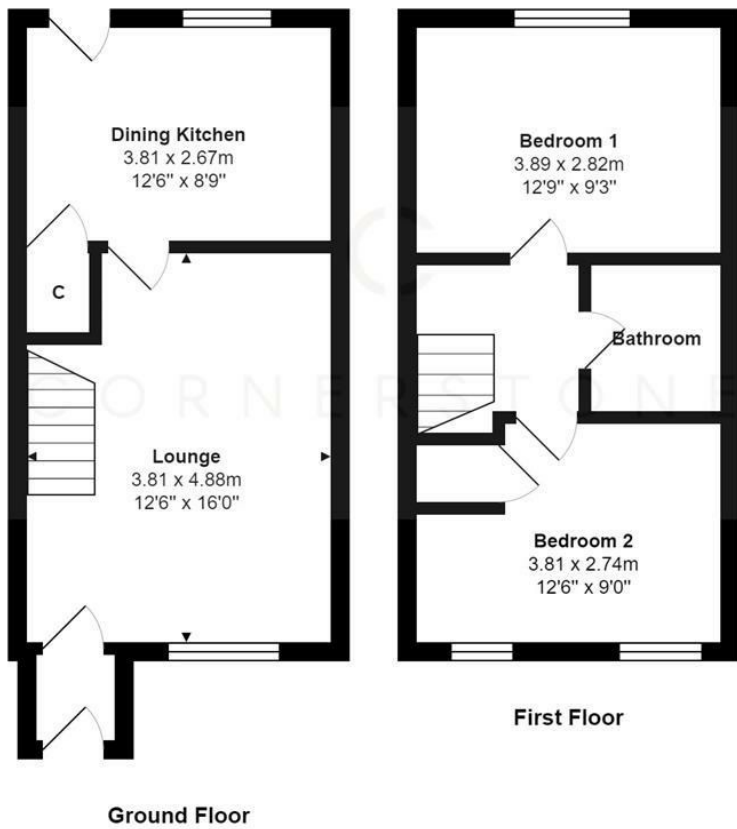
TENURE - FREEHOLD.

Council Tax Band C.

No onward chain.

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





Total Area: 60.0 m² ... 645 ft²

All measurements are approximate and for display purposes only

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 where we reasonably can.

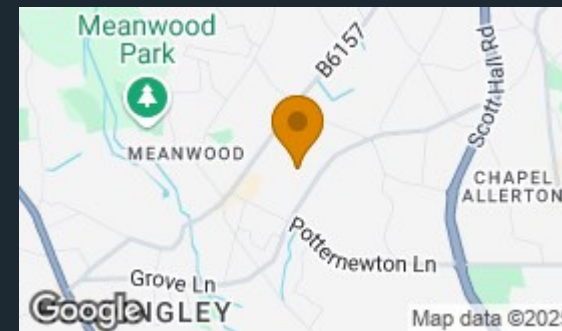
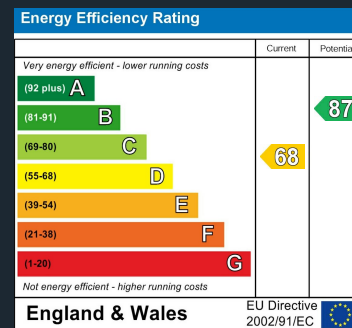
3. Measurements: These approximate room sizes are only intended as general guidance.

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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