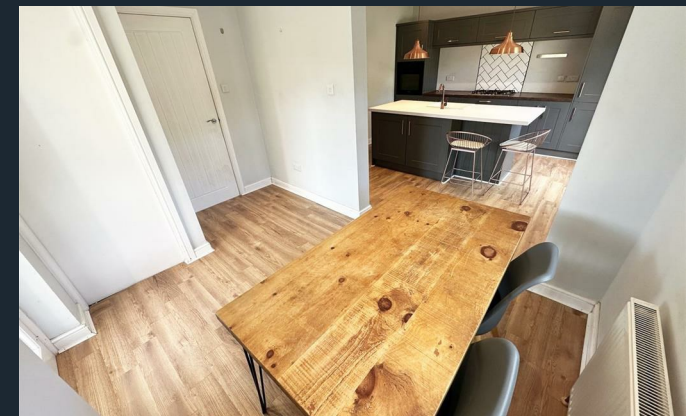






CORNERSTONE

1 Carrholm Drive, Chapel Allerton, Leeds, LS7 2NJ



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1 Carrholm Drive

Guide Price £400,000

Cornerstone is delighted to offer for sale this truly unique and stylish three-bedroom detached property situated in this very popular residential location.

The property's location is excellent being located between Chapel Allerton and Meanwood which allows easy access to both popular centres.

Each suburb has its own array of superb amenities including the nearby Waitrose in Meanwood, Meanwood Park & Chapel Allerton Park.

A Sainsbury's Local is also walking distance from the property. Other amenities close by and within walking distance include the Beck and Call Gastro Pub and Culto Italian restaurant.

The property benefits from being surrounded by a number of highly regarded schools.

Many other amenities can be found in Chapel Allerton including a variety of independent retailers, cafes/coffee shops, bars, pubs, and restaurants.

This fantastic property comprises to the ground floor a wrap-around porch/sunroom, a hallway, a sitting room, and an impressive open-plan kitchen diner.

Accessed from the open-plan kitchen diner is a large cellar.

The first floor comprises a landing that leads to two large bedrooms, a third bedroom/study, a lovely family bathroom, and a roof terrace.

The property benefits from having a large driveway, a huge detached garage with power, a wrap-around garden that includes a private rear courtyard style rear garden, and a roof terrace.

All of the above make this property an ideal home for professionals or families. We expect this one to be popular given its location, price, size, and finish.

Wrap-Around Porch/Sunroom

The wrap-around porch/sunroom has a door at the front elevation which gives easy access to the hallway. A second door is located at the side elevation which gives access to the sun room. The sunroom has a brilliant southeast-facing aspect. The sunroom gives access to the open-plan kitchen diner. This whole space is neutrally decorated with inset spotlights and offers a lovely view out over part of your garden.

Hallway

A bright, light, and neutrally decorated hallway that leads to the sitting room, open plan kitchen diner, and the staircase to the first floor. A reeded glass door allows access from the porch/sunroom into the hallway.

Sitting Room

A spacious sitting room that is decorated in a modern tone with coving to the ceiling and a large double-glazed window to the property's front elevation.

Open Plan Kitchen Diner

A stunning space that is decorated in a modern tone throughout. The kitchen comprises ample cupboard space and a centrally positioned island with pendant lighting above. The kitchen utilities comprise an inset sink with a mixer tap over and an integrated dishwasher both located on the kitchen island. An integrated oven, a five-ring gas hob with a tiled splash back with an extractor hood exists above, and an integrated fridge freezer. The kitchen area has inset spotlights, a lovely wood effect floor, and a double-glazed window that looks out over the rear garden. The dining area is spacious with a wood effect floor. The dining area gives access to the hallway, down to the cellar, and the sunroom. A double-glazed window is present in the dining area with a view out also over the rear garden.

Cellar

A spacious cellar that has power and some shelves.

Landing

A neutrally decorated landing leads to two double bedrooms, a third bedroom/study, a bathroom, and two doors open to lead out onto the roof terrace. A loft hatch is also present above the landing.

Principal Bedroom

A large and neutrally decorated double bedroom. The principal bedroom has a good size double-glazed window to the rear elevation with a pleasant far-reaching view.

Double Bedroom Two

Decorated in a modern neutral tone, bedroom two has a large double-glazed window to the front elevation.

Bedroom Three/Study

Decorated in a neutral but modern tone this room has a double-glazed window to the front elevation.

Bathroom

A beautiful partially tiled bathroom that comprises a walk-in shower enclosure with a rain dance shower over and a second flexible shower hose, a freestanding oval bath, a wall-mounted wash basin, a toilet, and a chrome towel radiator. The bathroom has inset spotlights and two frosted double-glazed windows.

The Grounds

This property benefits from a superb wrap-around garden. The front garden is laid to lawn with some mature trees/conifers and hedges. The property has two side gardens, the side garden that is overlooked by the sunroom is again lawned with some borders. The second side garden is laid to gravel with a few raised beds, an arch leads through into the rear garden. The rear garden has a private courtyard feel.

Driveway & Detached Garage

This property is entered through commanding gates onto a tarmac driveway that leads to the detached garage. The garage is accessed by a roller shutter door, it has two windows and power. The garage is around 30ft in length offering plenty of space. It is also our understanding the neighbouring semi-detached property has access over the right side of the driveway to allow access to their property via vehicle.

Important Information

TENURE - FREEHOLD.

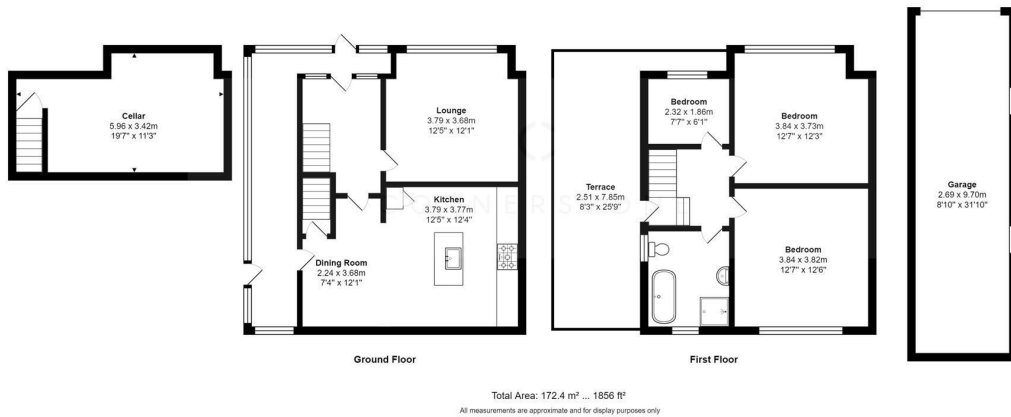
Council Tax Band C.

This property has 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 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.

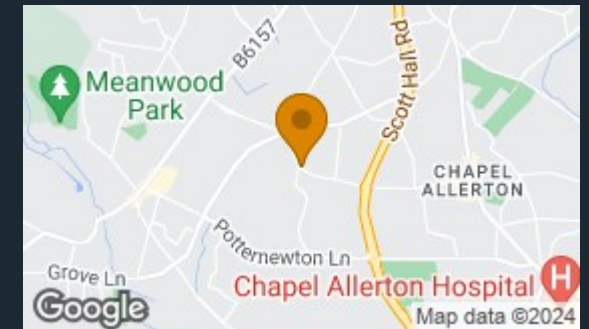
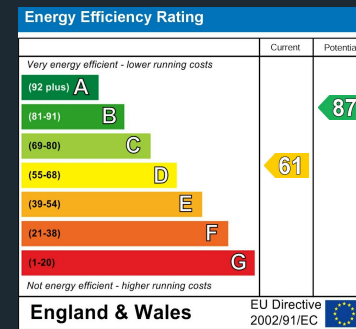
3. Measurements: These approximate room sizes are only intended as general guidance.

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.

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Council Tax Band
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