



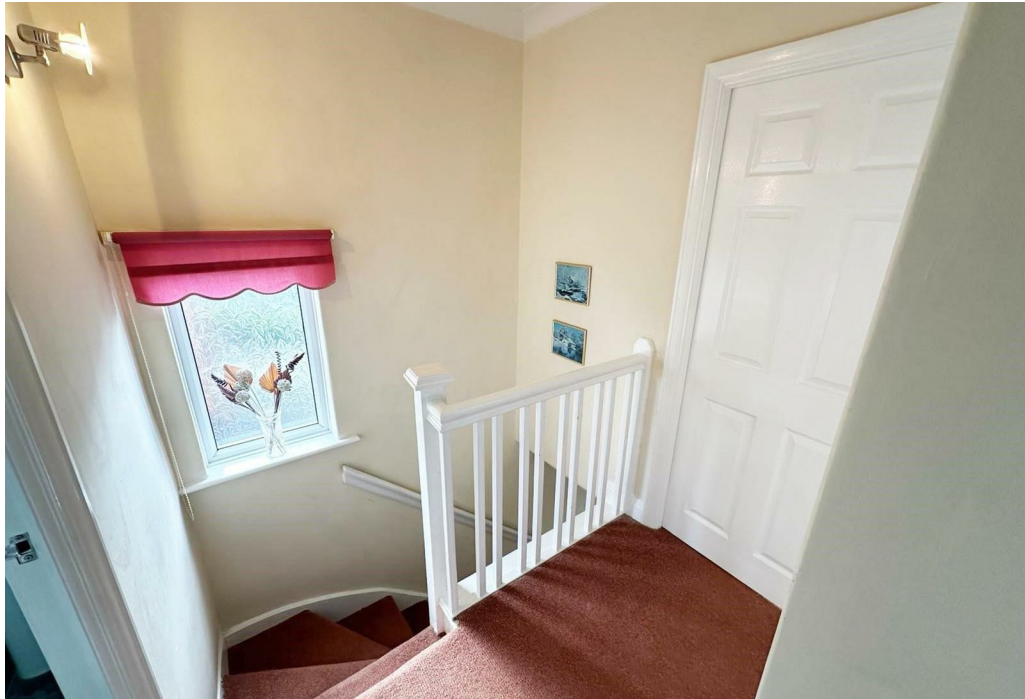
CORNERSTONE

26 Parkland Gardens, Meanwood, Leeds, LS6 4PG



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26 Parkland Gardens

Guide Price £285,000

Cornerstone is delighted to offer for sale this three-bedroom semi-detached property with no onward chain located on a cul-de-sac in the popular suburb of Meanwood.

The property's location is excellent being close proximity to Meanwood, Moortown, the Ring Road, and Chapel Allerton. The property's location gives easy access to plenty of outstanding amenities including many shops, supermarkets, cafes, bars, pubs, and restaurants in and around Meanwood.

The Moor Allerton District Shopping Centre also offers an array of great amenities including a Sainsbury's supermarket and is only a short distance away

Local amenities include a Waitrose Home & Food Hall at Meanwood and a Marks & Spencer Food Hall at Moortown.

Public transport links into the city centre are frequent with the ring road also being easily accessible from the property.

Several highly regarded local primary and secondary schools are nearby.

All of the above will make this property perfect for many buyers.

The property comprises on the ground floor an entrance hallway, a sitting room, an open-plan kitchen diner, and a porch.

The first floor comprises a landing, a principal bedroom, bedroom two, bedroom three/study, and a bathroom.

The property has a gated driveway with a front and side garden, mature hedges create some privacy. The side garden has a path that leads down into the rear garden. The porch is accessed from the rear garden.

To conclude a great property that will be popular given it has no onward chain, its price, and its location.

Entrance Hallway

You enter the property through a glass-panelled timber door. The hallway is neutrally decorated, it leads into the sitting room and to the staircase to the first floor.

Sitting Room

A neutrally decorated sitting room with coving to the ceiling and a large double-glazed window to the front elevation that has a pleasant view out over the front garden. The sitting room has a lovely focal point being a fireplace. A door leads into the open-plan kitchen diner.

Open Plan Kitchen Diner

A good-sized space that is decorated neutrally with coving to the ceiling. The kitchen comprises ample lower and upper-level cupboards with contrasting worktops that have tiled splashbacks above. The kitchen utilities comprise a stainless steel sink with drainer with a double-glazed window above that has a view out over the rear garden. An oven with a hob, a free-standing fridge freezer, and a plumbed-in washing machine are included in the sale. The kitchen floor is tiled. The dining area is carpeted with a double-glazed window that looks out over the side garden. A timber door with frosted glass leads into the porch.

Porch

A neutrally decorated porch/garden room that has a number of windows with a view out over the rear garden. A timber and glass-panelled door leads out into the rear garden.

Landing

A neutrally decorated landing with coving to the ceiling and a double-glazed frosted window that allows plenty of light in. The landing leads to the principal bedroom, bedroom two, bedroom three/study, and the bathroom. You can also access the loft via pull-down ladder from the landing.

Principal Bedroom

A neutrally decorated bedroom with coving and a large double glazed window to the front elevation. The wardrobes are included in the sale.

Bedroom Two

Again a neutrally decorated bedroom with a built in cupboard/wardrobe and a double glazed window that looks out over the rear garden.

Bedroom Three/Study

A neutrally decorated room with coving and a double glazed window to the side elevation.

Bathroom

A predominately neutrally decorated bathroom with coving and inset spot lights. The bathroom comprises a bath, shower cubicle, pedestal wash basin and a toilet. Two frosted double glazed windows allow natural light in.

Driveway, Front Garden & Side Garden

You enter the property through metal gates onto the tarmac driveway. The front garden is laid to lawn and a gravel side garden with a number of plants and a mature apple tree exists. You access the rear garden down a path.

Rear Garden

The rear garden has a seating area, a lawn and a timber shed.

Important Information

No onward chain.

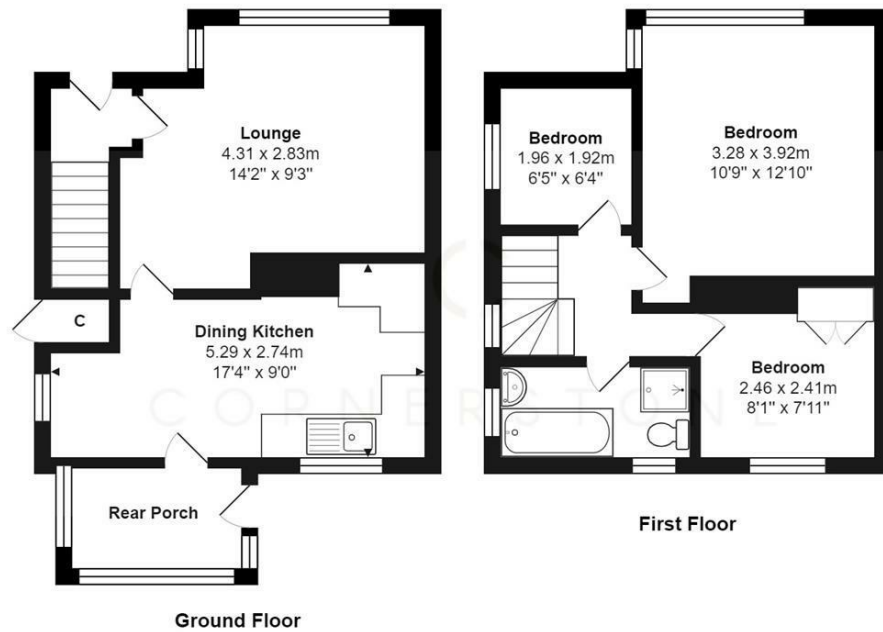
Tenure - Freehold.

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





Ground Floor

First Floor

Total Area: 64.7 m² ... 696 ft²

All measurements are approximate and for display purposes only

where we reasonably can.

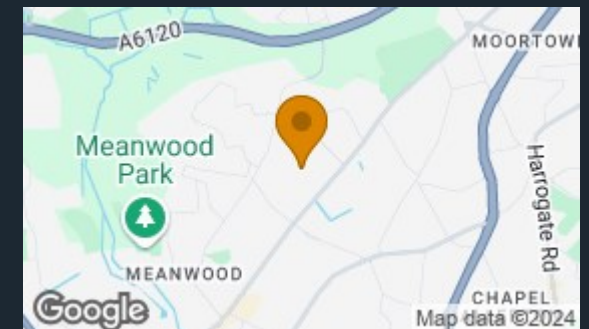
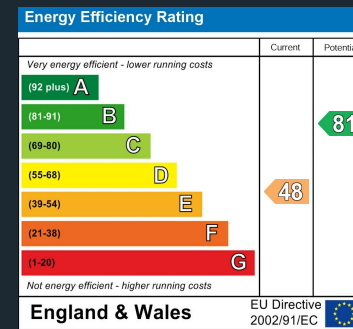
3. Measurements: These approximate room sizes are only intended as general guidance.

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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