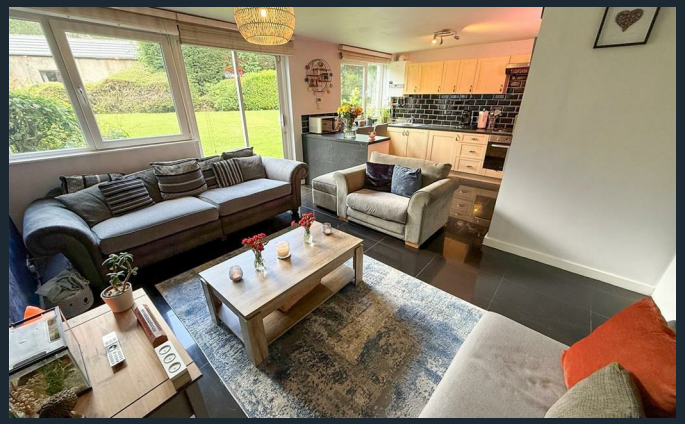
CORNERSTONE

44 Lawns Hall Close, Adel, Leeds, LS16 8HY



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44 Lawns Hall Close
Guide Price £160,000

Introduction

A beautifully presented ground floor apartment with two good sized bedrooms, direct access to the communal gardens and an impressive open-plan living space, all set in North Leeds in a sought-after residential development.

Cornerstone are delighted to offer for sale this fantastic two-bedroom ground floor apartment, situated within the highly regarded Lawns Hall Close development. Tucked away within mature, beautifully maintained grounds just off Otley Road, this wonderful home offers the perfect blend of peaceful surroundings, practical living and excellent connectivity to everything North Leeds has to offer.

One of the development's most appealing features is its owner-occupier only status, which helps maintain the exceptionally well-kept appearance and strong sense of community throughout the development. Residents benefit from attractive communal gardens, generous parking provision and a tranquil setting that feels wonderfully secluded despite being moments from a wealth of local amenities.

The apartment itself is both stylish and practical. At its heart is a stunning open-plan kitchen, and sitting room, flooded with natural light and featuring direct access onto the communal gardens – creating a wonderful extension of the living space during the warmer months. Two well-proportioned bedrooms, a contemporary bathroom and an abundance of storage complete the accommodation, making this an ideal purchase for first-time buyers, downsizers, professionals or those seeking a low-maintenance home in an exceptional location.

The property further benefits from gas central heating, an intercom entry system, residents' parking and both internal and external storage solutions.

Lawns Hall Close enjoys an enviable position with excellent access to nearby amenities. The vibrant centres of Headingley, Far Headingley and West Park are all within easy reach, offering an excellent selection of independent cafes, restaurants, bars and everyday conveniences. There are several supermarkets nearby, including Waitrose, Aldi, Sainsbury's and Marks & Spencer Food. The beautiful open spaces of Golden Acre Park, Beckett Park and the surrounding Yorkshire countryside provide excellent opportunities for walking and recreation.

For commuters, the location is superb. Otley Road provides direct access into Leeds City Centre, whilst the nearby Leeds Outer Ring Road connects easily to the wider road network, including the motorway network beyond. Regular bus services operate close by, offering convenient transport throughout Leeds and surrounding areas.

We believe this wonderful apartment will generate significant interest due to its enviable setting, impressive presentation and unique access to the communal gardens.

Communal Hallway

The development is entered via a secure UPVC entrance door into a bright and welcoming communal hallway. Large glazed panels allow natural light to flood the space whilst providing attractive views over the communal gardens. The apartment benefits from an intercom entry system and also has access to a useful external storage cupboard positioned just outside the communal entrance.

Entrance Hallway

A timber entrance door opens into a stylish and neutrally decorated hallway. Gloss black tiled flooring creates an immediate sense of quality and continues through to the principal living accommodation. The hallway provides access to all rooms within the apartment and benefits from excellent storage, including two generous storage cupboards and a separate utility cupboard.

Utility Cupboard

A particularly practical addition to the apartment, the utility cupboard offers plumbing and space for a washing machine, with additional room above for a tumble dryer and further household storage.

Open Plan Kitchen, & Sitting Room

Undoubtedly the heart of the home, this superb open-plan living space is beautifully presented and wonderfully versatile. Two double glazed windows, together with a sliding patio door opening directly onto the communal gardens, ensure the room feels exceptionally bright and inviting.

The kitchen is thoughtfully designed with an excellent range of fitted wall and base units complemented by contrasting work surfaces and stylish tiled splashbacks. Integrated appliances include an oven, four-ring gas hob with extractor hood above, together with a stainless steel sink and drainer incorporating a mixer tap.

There is ample space for both dining and comfortable seating, making this an ideal setting for entertaining guests, relaxing at the end of the day or enjoying the pleasant outlook over the gardens.

Principal Bedroom

A spacious and well presented principal bedroom featuring fitted wardrobes with mirrored sliding doors, providing excellent storage whilst enhancing the sense of space. A large double glazed window allows plenty of natural light to pour in, and the decor is finished in predominately neutral with two painted feature walls, creating a calm and restful retreat.

Bedroom Two

A generous second bedroom offering flexibility to suit a variety of lifestyles. Equally suited as a guest bedroom, home office, dressing room or as its currently configured a child's bedroom, the room enjoys a pleasant outlook through a double glazed window and is attractively decorated.

Bathroom

The bathroom is stylishly appointed and comprises a panelled bath with shower above and glazed screen, a wash hand basin set within a vanity unit, a low-level W.C. and a contemporary chrome heated towel radiator. Attractive tiling, gloss floor tiles and a large fitted mirror complete this smart and functional space.

External Store

An invaluable addition to the apartment, the external storage cupboard is conveniently located immediately outside the communal entrance and provides excellent additional space for bicycles, outdoor equipment and general household items.

The Grounds

The beautifully maintained grounds of Lawns Hall Close are one of the development's defining features. Mature trees, established shrubs and well-tended lawns create an attractive and peaceful environment for residents to enjoy throughout the year.

A sweeping driveway leads into the development from Otley Road, where ample residents' parking can be found.

The apartment's direct access onto the communal gardens is a particularly special feature, allowing you to make the most of the outdoor space during the warmer months – whether enjoying a morning coffee, or simply unwinding with a cool drink in the sunshine.

Properties within Lawns Hall Close rarely fail to impress, and this exceptional apartment is no exception. Viewing is highly recommended to fully appreciate everything this wonderful home has to offer.

Important Information

Tenure - Leasehold - 958 years remaining.

Service Charge & Buildings Insurance - £105.00 per month.

Ground Rent - Peppercorn.

Owner-occupiers Only.

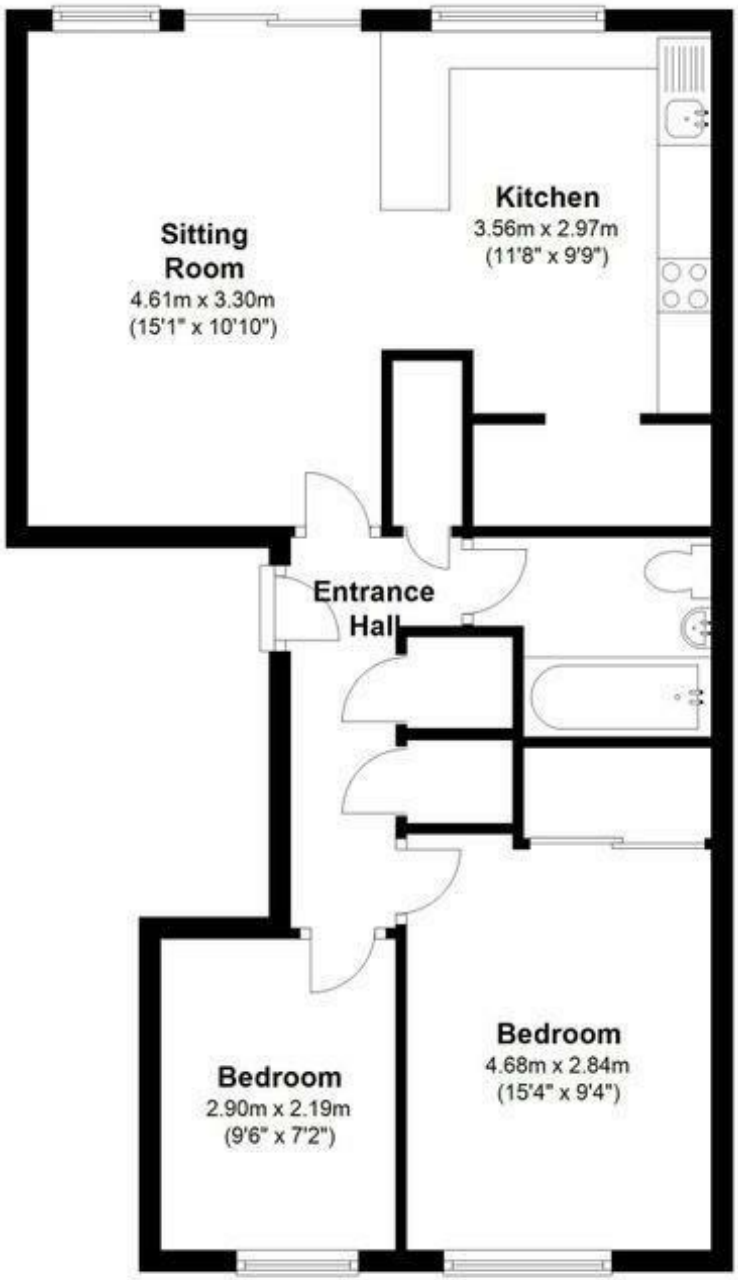
Managing Agent - Adair Paxton.

Council Tax Band B.

1. In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended), estate agents are legally required to verify the identity of their applicants and understand the source of any funds used in a property transaction. As part of our due diligence process, all purchasers and individuals providing funds (including any giftor) will be required to provide: Proof of identity, Proof of address and Evidence of the source of funds. We carry out electronic anti-money laundering (AML) checks on all buyers and anyone gifting monies. A non-refundable fee of £40.00 (including VAT) will be charged per individual to cover the cost of these checks. We apply a risk-based

Floor Plan

Approx. 59.1 sq. metres (636.0 sq. feet)



Total area: approx. 59.1 sq. metres (636.0 sq. feet)

Floor plans are for identification only. All measurements are approximate.
Plan produced using PlanUp.

approach in line with regulatory requirements. This means the level of information and documentation we request may vary. In some cases, additional evidence may be required to meet our obligations under the regulations. All requested documentation must be provided in full for us to proceed with the transaction. Failure to comply may result in delays or the inability to continue with the process.

Please note: Where we have knowledge or suspicion that a transaction involves criminal property or money laundering, we are legally required to make a report to the National Crime Agency (NCA).

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.

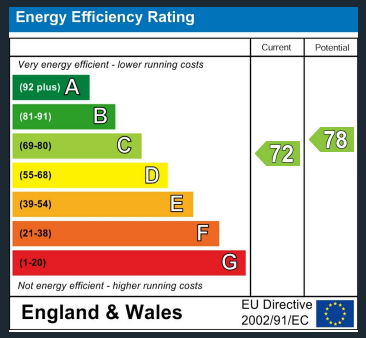
3. Measurements: These approximate room sizes are only intended as general guidance.

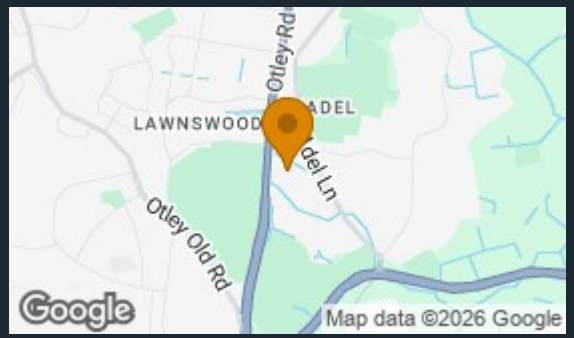
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

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. Neither Yorkshire's Finest Leeds Limited T/A Cornerstone Sales & Lettings 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
B





The Property Ombudsman

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