



CORNERSTONE

# 25 Towers Way, Meanwood, Leeds, LS6 4PJ



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# 25 Towers Way

## £264,500

The property's location is excellent because it is close to Meanwood, Chapel Allerton, Moortown and the Ring Road.

The property's convenient location gives access to plenty of amenities including many shops, supermarkets, cafes, bars and restaurants in Meanwood and the surrounding areas.

The Moor Allerton District Shopping Centre and Moortown also offer an array of great amenities.

Amenities found at Meanwood include a Waitrose Home & Food Hall, Marks & Spencer Food Hall at Moortown and a Sainsbury's supermarket at The Moor Allerton District Shopping Centre.

Public transport links into the city centre are frequent and the ring road can be accessed in moments from the property.

A number of local primary and secondary schools are in the area that are highly regarded.

A David Lloyd Leisure club is also nearby.

In our opinion, all of the above make this property perfect for young professionals, first-time buyers, and families.

The ground floor of the property comprises a hallway, open plan sitting room & dining room, kitchen, ground floor W.C. and a garden room.

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

Externally to the front of the property, a driveway and two lawns are present. The driveway continues down the side of the property leading to a detached garage through timber gates. The detached garage has electricity.

The rear garden comprises a lawn and several borders.

To conclude a great property that will be popular given its price, and location.

### **Hallway**

You enter the property through a uPVC door into a neutrally decorated hallway. The hallway leads to the kitchen, open plan sitting room & dining room and staircase to the first floor. A large storage cupboard that houses the property's boiler which we are informed was installed in October 2020 and a handy under-staircase storage cupboard is present.

### **Kitchen**

The kitchen comprises ample lower and upper-level cupboards with fitted worktops. The kitchen utilities comprise a composite sink with a drainer that has a double-glazed window above that looks through the garden room out into the rear garden. Space for an oven, fridge/freezer, washing machine and dishwasher exist. The kitchen gives access to a ground floor W.C. and the garden room that leads out onto the driveway and into the rear garden.

### Ground Floor W.C.

A neutrally decorated W.C. that comprises a toilet, a corner wall-mounted wash basin and a frosted double-glazed window allows natural light in.

### Garden Room

The garden room has a great view out over the rear garden through its double-glazed windows to the rear elevation. A uPVC door leads out onto the driveway giving easy access to the detached garage and rear garden.

### Open Plan Sitting Room & Dining Room

This space is predominately decorated neutrally with a number of feature walls. Two double-glazed windows are present at the front elevation and allow natural light to pour in. A focal point exists which is an electric fire set within a commanding fireplace.

### Landing

A neutrally decorated landing that has two double-glazed windows that allow natural light to pour in. The landing leads to the principal bedroom, bedroom two and the bathroom.

### Principal Bedroom

A neutrally decorated bedroom with a papered feature wall that benefits from two double-glazed windows to the front elevation and a walk-in wardrobe.

### Bedroom Two

A spacious second bedroom that is decorated in pink with a papered feature wall. Two double-glazed windows exist to the rear elevation with a view out over the rear garden with Meanwood Towers forming part of the backdrop.

### Bathroom

A predominately tiled bathroom that comprises a pedestal wash basin, a toilet and a walk-in shower. A frosted double-glazed window allows light in.

### Driveway & Front Garden

A concrete driveway offers ample off-road parking with timber gates that are located halfway down the driveway, this makes the bottom part of the driveway and the rear garden feel secure. The driveway leads to a detached garage. The front garden comprises two lawns and a number of borders.

### Detached Garage

A detached garage that has electricity and an electric garage door.

### Rear Garden

A pleasant rear garden that has a lawn and several mature borders. The rear garden can be accessed easily from the property either from the garden room or the main door located at the side of the property. The rear garden has the impressive Meanwood Towers as part of the backdrop.

### Important Information

TENURE - FREEHOLD.

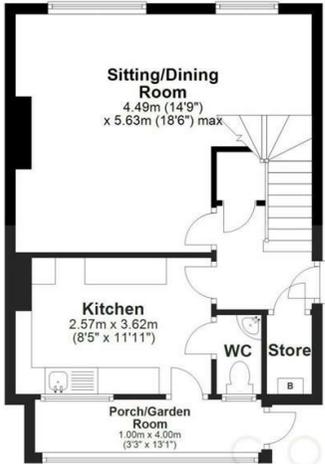
Council Tax Band C.

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.

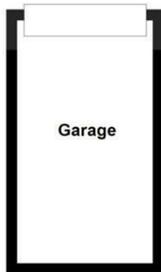
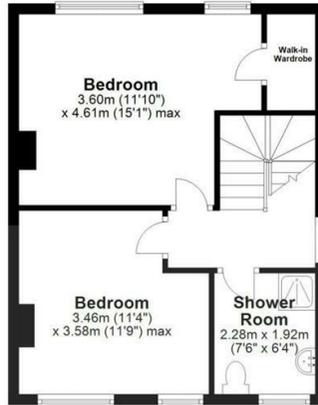
2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property and if



**Ground Floor**  
Approx. 56.3 sq. metres (606.4 sq. feet)



**First Floor**  
Approx. 40.3 sq. metres (434.1 sq. feet)



**Total area: approx. 96.7 sq. metres (1040.5 sq. feet)**  
Floor plans are for identification only. All measurements are approximate.  
Plan produced using PlanUp.

there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check we can reasonably do.

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

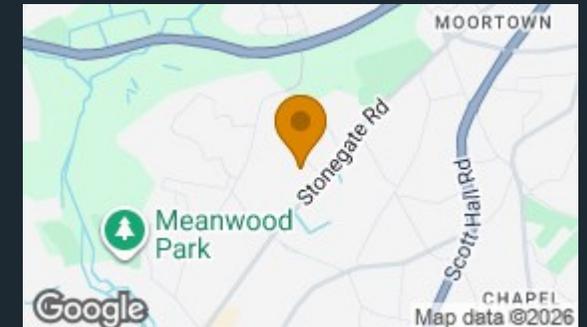
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

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  
C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





Cornerstone Sales  
13 Stonegate Road  
Leeds  
West Yorkshire  
LS6 4HZ

Contact  
0113 2745360  
[office@cornerstoneleeds.co.uk](mailto:office@cornerstoneleeds.co.uk)  
[www.cornerstoneleeds.co.uk](http://www.cornerstoneleeds.co.uk)