CORNERSTONE

# 57 Beckhill Chase, Meanwood, Leeds, LS7 2RH

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# 57 Beckhill Chase
# Guide Price £210,000

**The Introduction**

The First viewings Are On Saturday 21st March – strictly by appointment only.

Tucked away in a popular residential setting in Meanwood, this well presented two bedroom mid-through terrace offers a wonderful opportunity to purchase a stylish and thoughtfully upgraded home. Built in the 1960s and recently enhanced with impressive eco-friendly improvements, the property perfectly blends modern efficiency with comfortable living. In Cornerstone's opinion, homes with such sustainability features are rarely found at this price point, making this a particularly exciting opportunity for buyers looking for eco credentials.

**The Eco Credentials**

Our client purchased the property around five years ago and has since invested in significant environmental upgrades that dramatically improve the home's efficiency. Solar panels are positioned on the south-east facing roof, harnessing natural daylight throughout the day, while an air-source heat pump powers the central heating system. These features not only reduce the home's environmental footprint but also contribute to potentially lower running costs. Reflecting these upgrades, the property proudly holds an impressive high B rating on its Energy Performance Certificate, something that truly sets it apart from many homes.

**The Gardens And The Home**

Approaching the property from Beckhill Chase, the home enjoys a generous front garden that creates a welcoming sense of space. The garden is mainly laid to lawn with a patio area, while a pathway leads from the front garden gate to the UPVC front door. This attractive outdoor space offers the perfect setting for relaxing during the warmer months.

To the rear, the garden can be accessed both externally and directly from the kitchen via a UPVC stable door. The garden begins with a patio area, where the air-source heat pump is discreetly located. From here, the garden rises in a tiered design, leading up to Beckhill Gardens at the rear, where there is plentiful on-street parking available. At the top of the garden sits a practical brick-built store, ideal for bicycles, garden equipment, or additional storage.

Stepping inside, the hallway has neutral and tasteful décor. From here, doors lead to the breakfast kitchen and the sitting area of the open plan living space, while a staircase rises to the first-floor landing.

The breakfast kitchen is both practical and welcoming. Fitted with a range of white cupboards complemented by contrasting worktops, the space offers ample storage and preparation areas. Integrated appliances include an oven, a ceramic hob with stainless steel splashback and extractor hood above, and a dishwasher. There is also space for a washing machine, while a large freestanding fridge freezer is included within the sale. A one-and-a-half corner sink with a drainer sits beneath a double-glazed window, allowing plenty of natural light into the room. The addition of a breakfast bar creates a relaxed spot for morning coffee or casual dining. From here, a doorway leads seamlessly into the dining area of the open plan sitting and dining room.
This impressive open plan living space forms the heart of the home. Stylishly decorated and enhanced by coving to the ceiling, the room enjoys an abundance of natural light thanks to large double-glazed windows to both the front and rear aspects. These outlooks provide pleasant views across the front garden and up the tiered rear garden, creating a wonderfully bright and airy environment that is perfect for both relaxing evenings and entertaining guests.

Upstairs, the first-floor landing continues the home's tasteful presentation. The digital thermostat for the air-source heating system is conveniently located here, and the landing also benefits from a useful storage cupboard. Doors lead to two generous double bedrooms, a bathroom and a separate W.C., offering a practical layout that suits modern living.

## The Local Area And Amenities

Beyond the property itself, the location is another major highlight. Meanwood is a desirable and vibrant neighbourhood thanks to its blend of green space, independent businesses and excellent amenities. Just a short distance away, you will find both Waitrose & Partners and Aldi, making everyday shopping incredibly convenient.

Nature lovers will also appreciate the proximity to Meanwood Park, a beautiful stretch of green space popular for woodland walks, jogging routes and weekend relaxation. Nearby Windy Hill Park offers additional open space with fantastic views across the surrounding area.

Meanwood itself is well known for its thriving social scene, with a fantastic selection of cafés, bars, restaurants and traditional pubs creating a lively yet welcoming atmosphere. The neighbouring suburbs of Chapel Allerton and Headingley are also within easy reach and further expand the range of dining, shopping and entertainment options available.

Families are well served by a number of highly regarded local schools within comfortable reach, while commuters will appreciate the excellent connectivity to Leeds. The vibrant Leeds City Centre is only a short journey away and offers a wealth of employment opportunities, world-class shopping, theatres, restaurants and cultural attractions, making this location ideal for those who want easy access to city life while still enjoying a residential neighbourhood.

## To Conclude

Combining stylish interiors, impressive eco-credentials and a sought-after North Leeds location, this superb home represents a great opportunity for buyers. Viewing is strongly recommended to fully appreciate everything this fantastic property has to offer.

## Important Information

TENURE - Freehold

Council Tax Band A.

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 giftor(s). A non-refundable fee of £36.00 (including VAT) will be charged per individual to cover the cost of these checks. We apply a risk-based 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.

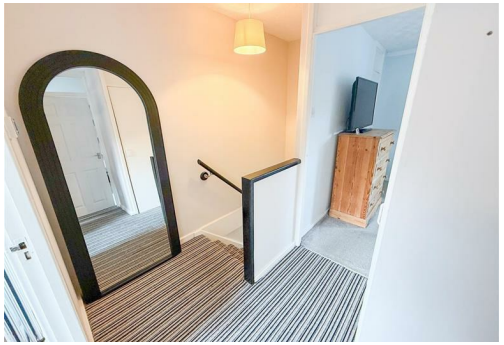
Please note: Where we have knowledge or suspicion that a transaction involves criminal property or money laundering, we are legally required to make a report to the National Crime Agency (NCA).

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.



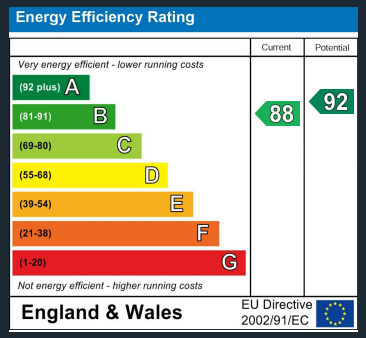
Ground Floor First Floor

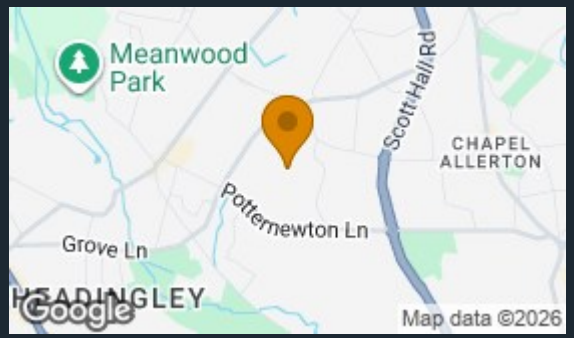
Total Area: 79.5 m² ... 856 ft²

All measurements are approximate and for display purposes only

Local Authority
Leeds City Council

Council Tax Band
A



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