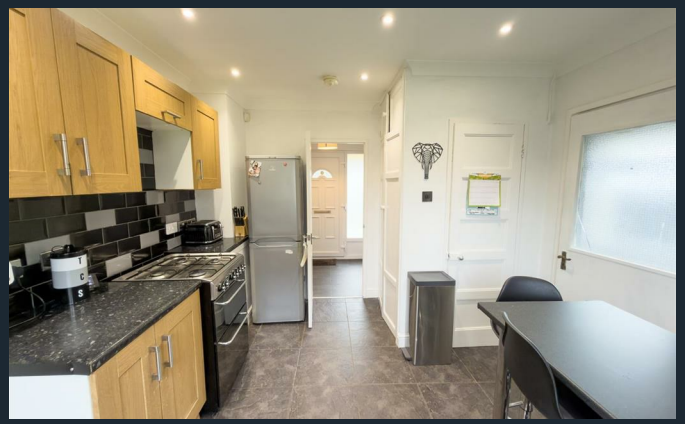
CORNERSTONE

71 Scotland Wood Road, Moortown, Leeds, LS17 5LR



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71 Scotland Wood Road

£230,000

Introduction

The First Viewings are on Saturday The 14th March 2026.

This well-presented two-bedroom Livett Cartwright home offers spacious accommodation and attractive outdoor space in a pleasant residential setting. The property benefits from a generous hallway, a bright and spacious living room with a south-facing window allowing in plenty of natural light, and a well-appointed kitchen with access to a utility room and additional storage. With two generously sized bedrooms, a versatile third room/cupboard, a newly fitted modern bathroom, and well-maintained gardens to both the front and rear, the property offers comfortable and practical living for a range of buyers.

Location

Situated on Scotland Wood Road in North Leeds, the property enjoys a convenient location close to a range of local amenities including shops, cafes, and well-regarded schools. The area offers good transport links into Leeds city centre and surrounding areas, while nearby green spaces provide pleasant outdoor surroundings for walking and recreation.

Hallway

A generous hallway providing a welcoming first impression, with a window allowing natural light in, and a gas central heating radiator. The hallway offers access to the living room, breakfast kitchen and a staircase leads to the first floor from the hallway.

Living Room

A spacious and comfortable reception room featuring a large south-facing window which fills the room with natural light. The room offers ample space for both seating and entertaining, with carpeted flooring and a gas central heating radiator.

Kitchen, Porch, Utility Room & Storage Cupboard

The breakfast kitchen can be accessed from either the hallway, living room or the side utility area. The kitchen space offers a range of fitted units with plenty of work surfaces and room for appliances. The adjoining side porch leads into a practical utility room and useful storage cupboard, with a side door providing access to the garden.

Landing

The first-floor landing provides access to two large bedrooms. a third room/cupboard and the family bathroom. The landing benefits from natural light and carpeted flooring.

Principal Bedroom

A generously sized double bedroom positioned at the front of the property, featuring a window overlooking the front garden and beyond over grass land with mature trees towards the ring road. The room includes carpeted flooring and a gas central heating radiator

Bedroom Two

A second spacious double bedroom located at the rear of the property, with a window overlooking the rear garden and the green area beyond. This room offers comfortable space for bedroom furniture and includes carpeted flooring and a gas central heating radiator.

Cupboard/Dressing Room

Currently used as a dressing room. This space would also be perfect for a walk-in wardrobe, or for additional storage space. There is a window allowing natural light and carpeted flooring.

Bathroom
A newly installed modern house bathroom fitted with a bath with shower over, wash basin, and WC. The room is finished with modern fittings and provides a clean and practical space for everyday use.

Outside Space
The property benefits from attractive gardens to both the front and rear.

The front garden is gated with a good sized lawn and has plenty of kerb appeal. A path leads down the side of the property to the rear garden.

To the rear, the garden offers a generous and easily maintained outdoor space, ideal for relaxing and entertaining. A paved patio area at the top of the garden creates a pleasant sun trap, making it an ideal spot for outdoor seating or summer barbecues.

To Conclude
This well-maintained home presents an excellent opportunity for buyers seeking comfortable living space in a convenient North Leeds location. With bright interiors, versatile bedrooms, and attractive gardens, the property is well suited to families, first-time buyers, or those looking for a home with flexible space.

Important Information
TENURE - Freehold.

Council Tax Band B.

Construction Type - Livett Cartwright.

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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 endeavor 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

Ground Floor First Floor

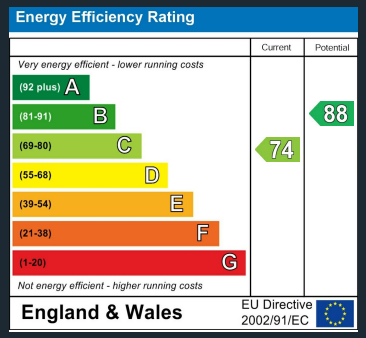
Total Area: 80.7 m² ... 868 ft²

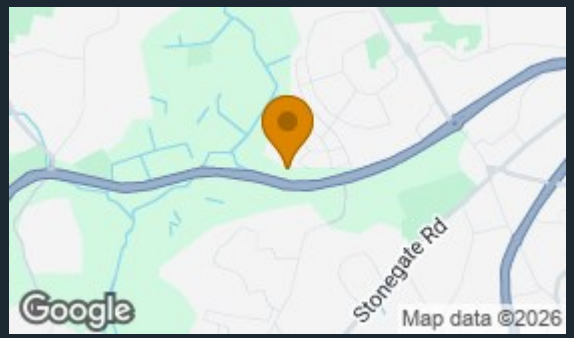
All measurements are approximate and for display purposes only

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
A





The Property Ombudsman

Cornerstone Sales
13 Stonegate Road
Leeds
West Yorkshire
LS6 4HZ

Contact

0113 2745360

office@cornerstoneleeds.co.uk

www.cornerstoneleeds.co.uk