CORNERSTONE

7 Stonegate Lane, Meanwood, Leeds, LS7 2TJ







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7 Stonegate Lane

£439,950

Cornerstone are delighted to present this completely renovated, four-bedroom detached home in the heart of Meanwood.

The property has been transformed throughout, with a brand-new kitchen, modern bathroom fittings, new flooring and fresh neutral decor, creating the feel of a newly finished home. The accommodation includes an entrance vestibule, spacious lounge, versatile sitting room, open plan kitchen diner, four bedrooms and a main bathroom. The exceptionally spacious principal bedroom also benefits from a private shower and wash basin.

Externally, there is a generous driveway, lawned front garden and rear outside space.

Conveniently located close to Meanwood's amenities, such as shops, cafés, parks and transport links, this is an excellent move-in-ready family home.

Entrance Vestibule
The property is entered through an entrance vestibule, providing a practical space for storing shoes and coats. A further door leads into the sitting room.

Lounge
A well-proportioned lounge with a large double-glazed bay window overlooking the front garden. The room has neutral décor and contemporary wood-effect flooring, with ample space for a range of living-room furniture.

A door provides access to the sitting room.

Sitting Room
Positioned at the front of the property and accessed from the lounge, this versatile room would make an ideal separate dining room, home office or playroom.

Dining Kitchen
A newly fitted kitchen comprising a generous range of shaker-style wall and base units, marble-effect work surfaces and matching upstands.

Appliances include a new electric oven and four-ring gas hob, with an intergrated fridge freezer. A composite sink with a chrome mixer tap is positioned beneath a large double-glazed window.

The room also provides space for a dining table and chairs, while glazed doors offer direct access to the rear garden.

First-Floor Landing
The landing provides access to all four bedrooms and the main newly decorated bathroom.

Principal Bedroom
An exceptionally spacious principal bedroom with enough room for a super king-size bed, wardrobes and additional storage furniture.
The room also benefits from its own private shower and wash basin.

Bedroom Two
A well-proportioned double bedroom with space for wardrobes and further bedroom furniture.

Bedroom Three
A further double bedroom offering comfortable and versatile accommodation.

Bedroom Four
A good-sized fourth bedroom, ideally suited as a child's room or guest bedroom.

Bathroom
A newly fitted bathroom finished with modern fittings and a clean, contemporary design, including a new electric shower.

Driveway and Front Garden
The property benefits from a spacious driveway providing ample off-road parking. Alongside the driveway is a lawned garden area, adding greenery to the frontage.

Rear Outside Space
The rear outside space is accessed directly from the dining kitchen and offers room for outdoor seating, entertaining and family use.

Important Information
TENURE - Freehold

Council Tax Band D.

No Onward Chain.

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 £40.00 (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).

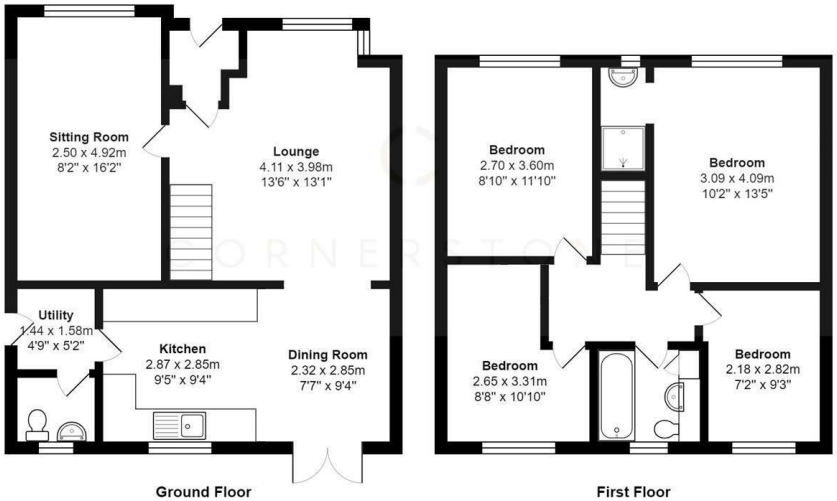












Total Area: 102.2 m² ... 1100 ft²

All measurements are approximate and for display purposes only

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.

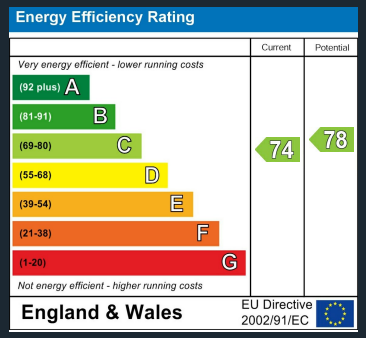
3. Measurements: These approximate room sizes are only intended as general guidance.

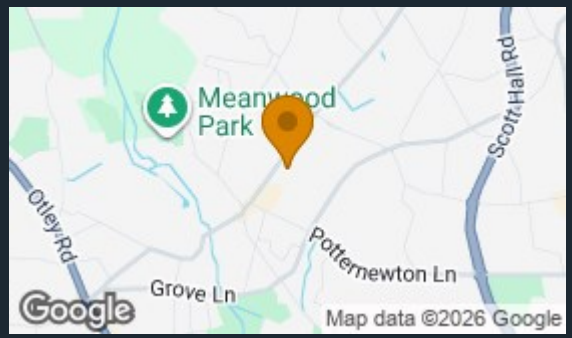
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

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
D





The Property Ombudsman







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