



CORNERSTONE

# 7 Green Chase, Meanwood, Leeds, LS6 4QL



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# 7 Green Chase

## Gudie Price £240,000

Cornerstone are delighted to offer for sale this two-bedroom terrace property with a south-facing rear garden. It is finished to a good standard and located in the heart of Meanwood.

The property is situated between Church Lane and Greenwood Mount. This makes it only a short walk to Waitrose & Meanwood Park. The property also benefits from being close proximity to The Hollies, a David Lloyd Leisure Centre and many other shopping amenities, such as Aldi at the Northside Retail Park and a Sainsbury's supermarket at the nearby Moor Allerton retail complex.

A number of excellent schools and a good selection of cafes, bars, pubs & restaurants are located throughout Meanwood.

This location allows easy access to the ring road and has good public transport links to Leeds City Centre and Harrogate.

The property's accommodation comprises, on the ground floor, an entrance hallway which has access to a large cupboard used for cloak and shoe storage, and a utility area that houses space for a tumble dryer. This versatile hallway leads into a modern and stylish open-plan kitchen & sitting room that has double-glazed French doors out into the south-facing rear garden. A staircase from the hallway leads to the first floor landing.

The first floor comprises a landing with a large cupboard, two bedrooms and a bathroom.

Externally, the property has a low-maintenance front garden laid to flags. The front garden has access to two external storage cupboards, one of which has lighting. This offers plenty of practical storage space and would be perfect for storing a bike.

The rear garden is great with a gravelled seating area which is perfect for sitting out in the summer months especially with its south-facing aspect and views over Meanwood towards Headingley. Beyond the seating area, a lawn with planted borders exists.

This property will appeal to a range of purchasers and would make a perfect home, especially with it being within walking distance to all the great amenities and community spirit Meanwood has to offer.

### Hallway

You enter the property through a composite door into a spacious, neutrally decorated hallway. The hallway has access to a large cupboard, which is used for cloak and shoe storage. The hallway has plenty of space, with space for even a tumble dryer. The hallway has a light and airy feel courtesy of several double-glazed windows. The hallway leads into the open plan kitchen & sitting room and to the first floor landing via a staircase.



### Open Plan Kitchen & Sitting Room

A stunning open plan space perfect for entertaining or relaxing. The kitchen is modern and sleek comprising ample lower and upper level cupboards with contrasting worktops and an island with space for seating. The kitchen utilities comprise an inset steel sink with drainage channels cut into the worktop, and a double-glazed window is present above the sink with a view into the rear garden. An integrated dishwasher, an oven with a hob with an extractor fan above exist. There is also space for a washing machine and space for a free-standing fridge freezer. The sitting room benefits from double-glazed French doors that open out into the south-facing rear garden while allowing plenty of natural light into this space. The decor throughout this room is modern and neutral with a papered feature wall.

### Landing

The landing is decorated neutrally with a double-glazed window above the staircase, allowing natural light in. The landing leads to the principal bedroom, bedroom two and the bathroom. The landing has access to a large cupboard, which is perfect for storage.

### Principal Bedroom

A good-sized bedroom that is again decorated predominantly neutral with a papered feature wall and a double-glazed window that offers a view out over the south-facing rear garden and beyond over Meanwood towards Headingley.

### Bedroom Two

A neutrally decorated bedroom with a double-glazed window, which has a view out over the rear garden, over Meanwood and towards Headingley.

### Bathroom

A partially tiled bathroom that comprises a bath with a shower above, a wash basin and a toilet. A frosted double-glazed window allows natural light in.

### Front Garden

From Green Chase, you enter the front garden through a gate. The front garden is low-maintenance and laid to flags. Two practical storage cupboards exist, which are accessed from the front of the property, offering ample storage and perfect for bike storage, etc. The larger, more practical cupboard also has lighting.

### Rear Garden

A stunning rear garden with a south-facing aspect. The rear garden comprises a gravelled seating area, which is perfect for enjoying the summer sun and flows seamlessly from the house through the French doors located in the sitting room. Beyond the seating area a lawn surrounded by borders exists.

### Parking

There is a communal parking area located off Greenwood Mount, and parking would be found on a first come first serve basis. From here, a path leads up Green Chase to the front door. Plenty of parking can also be found on Church Lane.

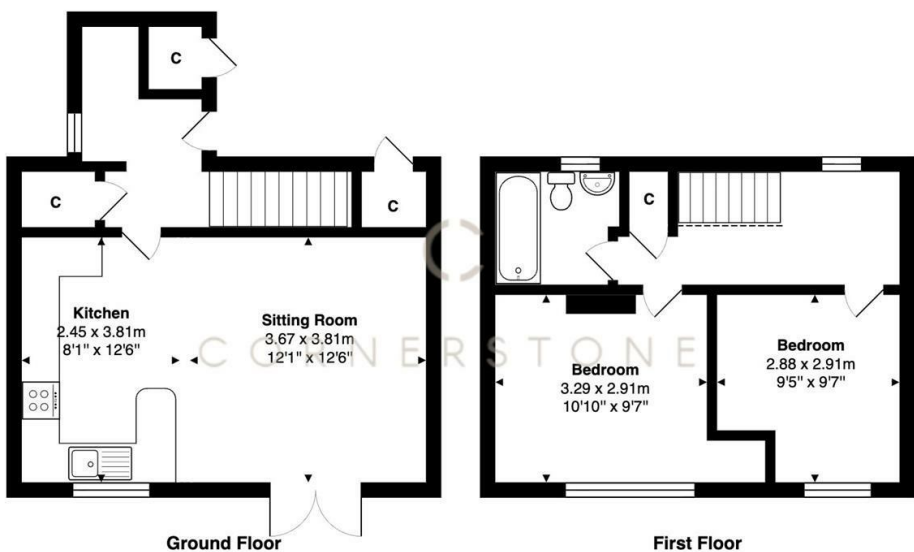
### Important Information

TENURE - Freehold

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 giftors) 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 giftors. 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





Total Area: 64.9 m<sup>2</sup> ... 698 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

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.

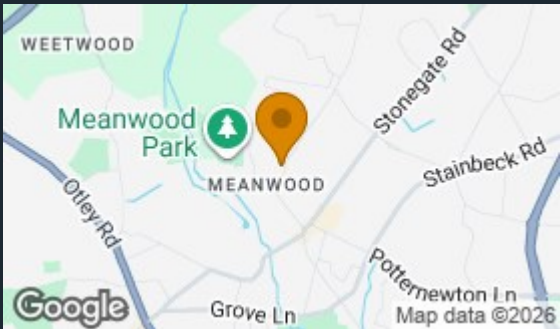
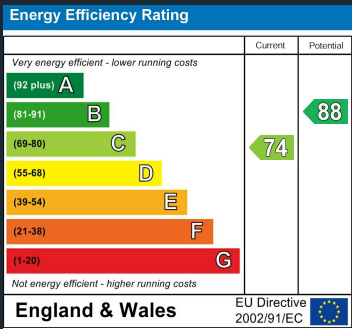
3. Measurements: These approximate room sizes are only intended as general guidance.

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.

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