



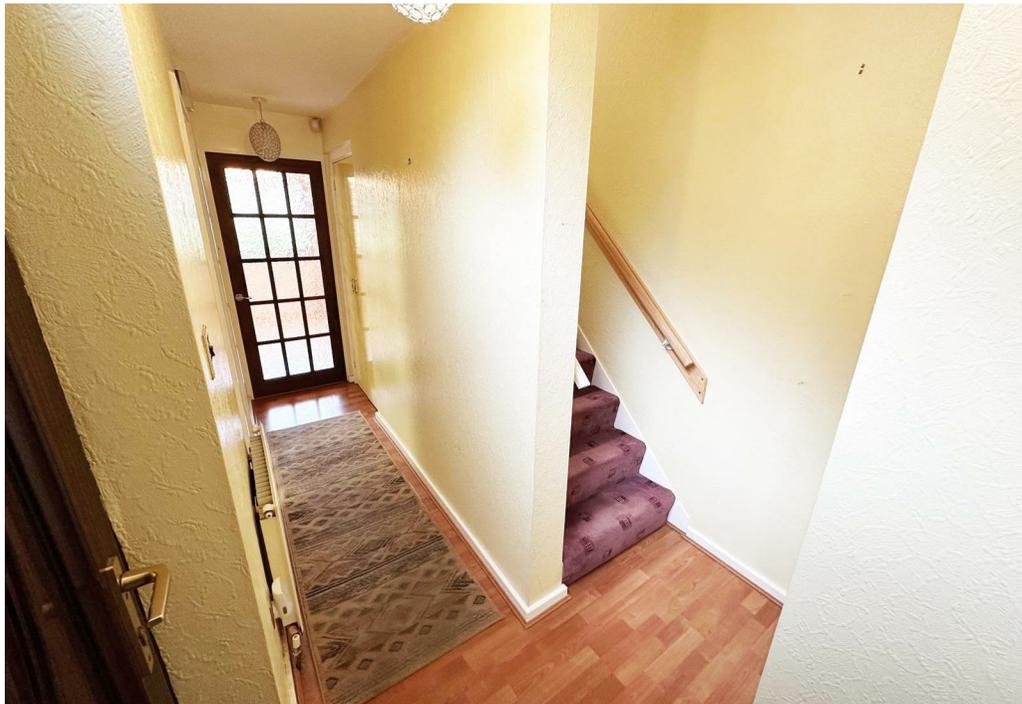
CORNERSTONE

24 Greenwood Court, Greenwood Mount, Meanwood, Leeds, LS6 4LU



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24 Greenwood Court

£180,000

Cornerstone is delighted to offer for sale this lovely two-bedroom semi-detached home situated in this popular location of Meanwood.

Located in one of Leeds's most popular suburbs this lovely semi-detached home is situated in a quiet development at the top of Greenwood Mount and just below Sunset Avenue.

The property's location is walking distance to Meanwood Park, The Hollies, a Waitrose Home & Food hall, The Northside Retail Park which includes an Aldi & much more, and the busy parades of Meanwood. The parades of Meanwood boast many smaller independent businesses including cafes, coffee shops, bars, and restaurants.

Meanwood Park is only a short stroll from the property which benefits from open parkland and the Meanwood Beck. The park is perfect for those afternoon strolls or relaxing in the warmer months. The Meanwood Valley Trail can also be accessed from the park.

Alternatively, if you don't want to go anywhere you can admire a far-reaching view from the property due to its elevation position.

Transportation links are good with a bus stop at the bottom of Greenwood Mount located on Green Road which allows easy access to the city centre.

The Ring Road is only a moment's drive from the property also allowing easy access to nearby suburbs and the motorway network.

The property is surrounded by a number of brilliant and highly sought-after schools.

Internally this home comprises a hallway with a large storage cupboard, a kitchen, and an open plan sitting dining room which has access out into the communal gardens.

The first floor comprises a landing with a large storage cupboard and access via a pulldown ladder to a boarded loft, a principal bedroom, bedroom two, and a bathroom.

Externally the property has access to a patio area within the communal garden. A handy internal bin store is located at the front of the property.

Overall a fantastic property that is in need of some decorative upgrading. We expect this property to be popular as it is found on a quiet development in this fantastic location of Meanwood.

Hallway

You enter the property through a uPVC door into a lovely hallway. The hallway has a wood effect floor and leads to the kitchen, a staircase to the first floor, a large under-staircase cupboard, and the open-plan sitting-dining room. The hallway is decorated fairly neutrally.

Kitchen

The kitchen comprises ample lower and upper-level cupboards with contrasting worktops with tiled splashbacks. A breakfast bar also exists. The kitchen utilities comprise a stainless steel sink with a drainer with a double-glazed window above, an integrated oven, a ceramic hob, space for a plumbed-in wash machine, and an integrated fridge freezer. The kitchen has a wood-effect floor.

Open Plan Sitting Room & Dining Room

A good-sized open plan sitting room and dining room that is decorated fairly neutral with a wood effect floor. A large double-glazed window allows natural light to pour in with a lovely view out over the communal garden to the rear of the property. A double-glazed uPVC French door leads out into the communal rear garden which is perfect for enjoying in the summer months, especially on the patio directly outside your French doors.

Landing

The landing is decorated fairly neutrally with a Velux/skylight window above the staircase. The landing has access to a boarded loft via a pull-down ladder and a large storage cupboard that houses the gas boiler. The landing leads to the principal bedroom, bedroom two, and bathroom.

Principal Bedroom

The principal bedroom is decorated predominantly neutrally with a painted feature wall. The principal bedroom has a double-glazed window that boasts a lovely far-reaching view out over Meanwood and beyond while allowing ample light in. Several fitted wardrobes exist with a walk-in wardrobe area behind one of the wardrobe doors offering plenty of storage.

Bedroom Two

Bedroom two is decorated in pink with a large double-glazed Velux/skylight window, again boasting a lovely view out over the communal gardens and beyond.

Bathroom

A predominately tiled bathroom that comprises a bath with an electric shower, a pedestal wash basin, and a toilet. A frosted double-glazed window allows a good amount of light in.

Bin Store

A handy bin store is located behind a door that is accessed from the front of the property.

Communal Gardens

A lovely patio space that can be accessed directly from the open-plan sitting room and dining room through the uPVC double-glazed French doors. The patio offers a lovely view out over a lawn with far-reaching views over Meanwood and beyond.

Communal Parking

The development offers ample off-road parking in a communal parking area. This is only a few steps from the property.

Important Information

Tenure - Freehold.

Council Tax Band B.

Service Charge & Ground Maintenance - £27.60 per month.

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.

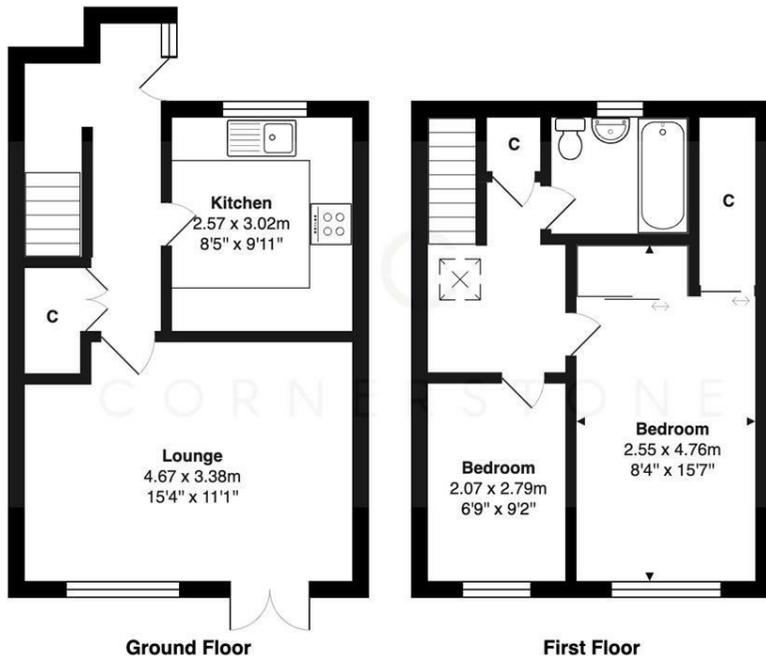
2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check where we reasonably can.

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 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.

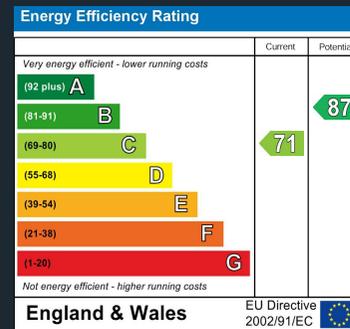




Total Area: 63.2 m² ... 681 ft²
 All measurements are approximate and for display purposes only

Local Authority
 Leeds City Council

Council Tax Band
 B





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