





CORNERSTONE

2 The Paddock, Meanwood, Leeds, LS6 4PB



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2 The Paddock Guide Price £475,000

Cornerstone is delighted to offer for sale this wonderful four-bedroom 1930s semi-detached property situated on a large corner plot located in the heart of Meanwood.

This property is situated at the bottom of Church Lane on a highly desirable cul-de-sac known as The Paddock. The property is a moment's walk to Green Road. At one end of Green Road, you have Meanwood's popular and highly desirable park which offers a vast amount of open parkland, woodland, and the Meanwood Beck on your doorstep. At the entrance to Meanwood Park, you have Meanwood's Ofsted 'outstanding' Church of England Primary School. At the opposite end of Green Road, you have the centre of Meanwood which includes many great amenities. Many independent businesses, cafes, coffee shops, bars, pubs, and a Waitrose Home & Food hall all exist. The centre of Meanwood also benefits from the large Northside Retail Park which offers many big brand amenities such as Aldi, and much more.

Headingley and Chapel Allerton are within close proximity to Meanwood, again offering a brilliant array of amenities with a cosmopolitan and trendy atmosphere like Meanwood.

Transportation links are good from this location with convenient access to the city centre via private or public modes. Meanwood offers easy access to the ring road as well.

The property is surrounded by a number of highly regarded schools including the Ofsted 'outstanding' Church of England Meanwood Primary School, Ofsted 'good' St Urban's Primary School, and the secondary Cardinal Heenan High School.

This beautiful home itself comprises the ground floor a hallway, a lounge with a bay window, a stunning open-plan kitchen diner and snug (open plan living area) with bi-fold doors out into the south-facing rear garden and a ground floor shower room with toilet.

The first floor comprises a landing, a principal bedroom, a second double bedroom, bedroom three currently used as a walk-in wardrobe, and a family bathroom.

The second floor has a great attic bedroom with an open-plan bathroom.

Externally the property is situated on a large corner plot that benefits from a mature and well-tended front garden, a huge driveway with a metal sliding gate for access, a large Asgard metal outbuilding for storage, and a private rear garden that can be accessed from the open plan living area via bi-fold doors.

To conclude a brilliant property that would make a fantastic home in this perfect location of Meanwood. Please contact Cornerstone the sole agent to arrange your viewing.

Hallway

You enter the property through a black composite door into a neutrally decorated hallway with paneling. The hallway has a double-glazed window that allows plenty of natural light in. The hallway has a wood effect floor and leads to the lounge, staircase to the first floor, and the open plan kitchen, diner, and snug.

Lounge

You enter the lounge through what is believed to be an original 1930s door. The lounge is decorated in neutral and modern tones boasting a huge double-glazed bay window to the front elevation with an excellent view up the front garden. The lounge has a picture rail and a gas fire with art deco surround.

Open Plan Kitchen, Diner & Snug

Again you enter this wonderful open-plan living space from the hallway through an original 1930s door. The kitchen area comprises ample lower and upper-level cupboards finished in white with contrasting worktops above. The kitchen utilities comprise an integrated fridge freezer, a one-and-a-half stainless sink with drainer and a flexible hose mixer tap with a double-glazed window above, and a five-ring gas hob with an extractor hood above with mood and spotlighting. An integrated oven is also present. The kitchen flows into the dining room which is neutrally decorated with a picture rail and a gas fire creating a pleasant focal point to this space. A handy under-staircase cupboard can be accessed from the dining area. The dining area flows into a snug with underfloor heating and a large Velux window above which allows natural light to stream in. Bi-fold doors with integrated blinds can be opened to lead out into the south-facing rear garden. The snug is neutrally decorated with inset spotlights on the ceiling. The snug has access to the ground floor bathroom with a toilet.

Ground Floor Bathroom & Toilet

The ground-floor bathroom comprises a tiled shower cubicle with an electric shower, a wash basin above a vanity unit, and a toilet. A frosted double-glazed window allows natural light in and under floor heating exists.

Landing

A neutrally decorated landing with paneling. The landing leads to the principal bedroom that is currently used as an office/study, double bedroom two, bedroom/walk-in wardrobe, the family bathroom, and the second staircase to the attic bedroom with the open plan bathroom. All the rooms on the first floor are accessed through lovely 1930s-style doors.

Principal Bedroom

The principal bedroom is neutrally decorated with a picture rail and is currently used as an office/study. This room boasts a double-glazed bay window to the front elevation with a lovely view out over the front garden.

Double Bedroom Two

A good size second bedroom that benefits from fitted wardrobes and a double-glazed window to the rear elevation.

Bedroom Three

Bedroom three is decorated neutrally and is currently used as a walk-in wardrobe. It has a double-glazed window to the rear elevation.

Family Bathroom

The family bathroom is finished neutrally, partially tiled, and comprises a large shower enclosure, a wash basin above a vanity unit, and a toilet. The family bathroom has a frosted double-glazed window above the wash basin and a lovely frosted circular feature window.

Second Floor Bedroom

An amazing attic bedroom that has plenty of bedroom space and boasts an open-plan bathroom area. This bedroom is neutrally decorated with inset spotlights, a double-glazed window, and a Velux/skylight window above the wash basin. The bathroom area comprises a shower cubicle, a wash basin above a vanity unit with several cupboards, and a toilet.

Font Garden & Driveway

The property's boundaries are defined by stone walls and timber fencing making it relatively private and secure. You can enter the property via a timber gate into the front garden or through a large sliding metal gate that allows vehicle access to the huge driveway. The front garden has a path that leads down to the front door and driveway. The front garden comprises a number of planted borders and a lawn. The driveway offers plenty of parking for several cars and also leads to an Asgard metal shed which offers plenty of storage. From the driveway, a large timber gate leads through into the rear garden.

Rear Garden

The rear garden is south-facing. It has a patio that is surrounded by timber fencing and a lockable gate from the driveway creating a private tranquil area perfect for sitting out in the warmer months. The rear garden has access to the open-plan living area via bi-folding doors. A second smaller Asgard storage box exists and an access ramp leads down from the open-plan living area to the driveway. A couple of steps halfway down the ramp lead down to the patio. The ramp is perfect for pushchairs and wheelchairs to access the open-plan living area with ease.

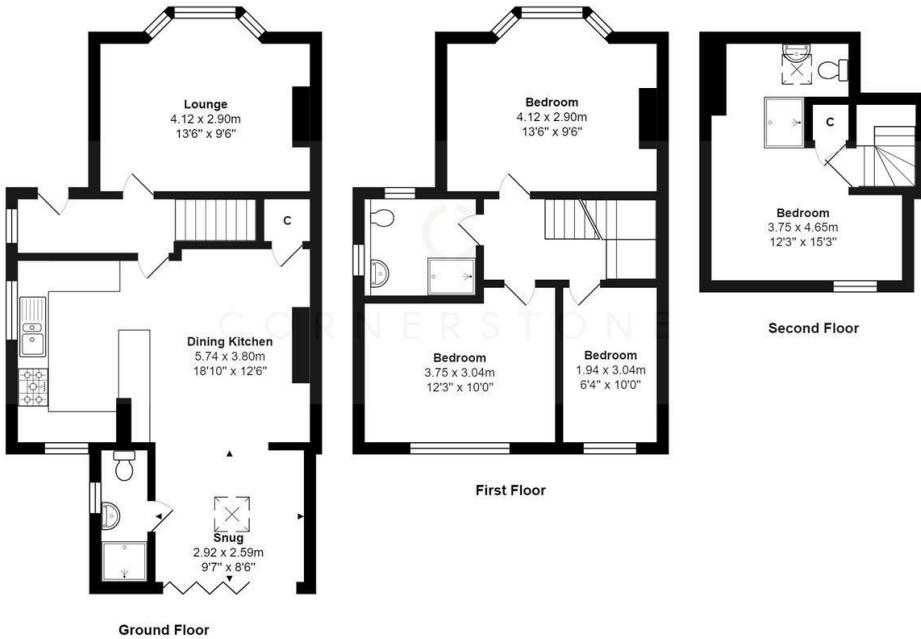
Important Information

TENURE - FREEHOLD.

Council Tax Band C with an improvement indicator.

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





Total Area: 109.3 m² ... 1177 ft²
 All measurements are approximate and for display purposes only

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.

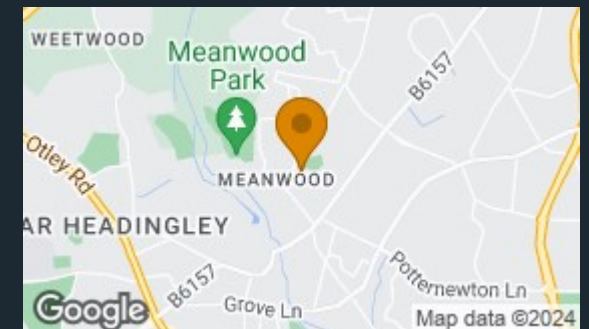
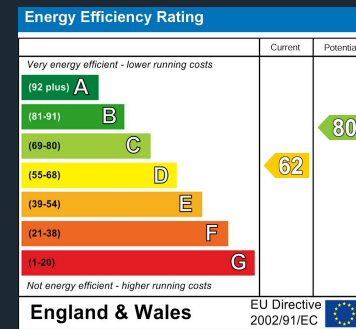
3. Measurements: These approximate room sizes are only intended as general guidance.

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.

Local Authority
 Leeds City Council

Council Tax Band
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