



CORNERSTONE

44 Greenwood Mount, Meanwood, Leeds, LS6 4LG



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44 Greenwood Mount

Guide Price £335,000

Cornerstone is delighted to present, for sale, this amazing, stylish, and character-filled four-bedroom through terrace property located in this popular residential location of Meanwood.

Here in Meanwood, you will find a great selection of amenities including many shops, supermarkets, coffee shops, cafes, bars, pubs, restaurants, and a number of highly sought-after local schools.

The property is a short walk to Meanwood Park, The Meanwood Valley Trail, The Hollies, a David Lloyd Leisure Centre, and a Waitrose Home & Food Hall.

The location of this property gives easy access to the ring road and public transport links such as a bus stop on Green Road which gives easy access to Leeds City Centre and the surrounding suburbs. A short distance away are the popular suburbs of Headingley and Chapel Allerton.

The property is entered through a composite door into a spacious sitting room with a high ceiling and an open fire. The sitting room leads into an amazing dining room that flows into the kitchen. The dining room has access down into the cellar/utility room and a staircase leads to the first floor. The kitchen also leads out into the rear garden.

The first floor comprises two spacious bedrooms, a stunning bathroom, and a landing.

The second floor boasts two further bedrooms, one of which has access to eaves storage.

Externally the property benefits from a front and rear garden. The rear garden has a graveled seating area with a bike store/hut. A gate leads out onto a lawn on Cross Green Row.

We expect this stunning home to be extremely popular, given its finish, size, location, and price.

Sitting Room

You enter the property into the sitting room through an anthracite composite door from the front garden. The sitting room comprises a lovely open fire with a beautiful tiled surround and hearth. Fitted shelving is present on one side of the chimney breast, ornate coving is found on the ceiling, and stylish and tasteful decor. The sitting room has a large double-glazed window to the front elevation. The sitting room leads into the dining room.

Dining Room

A spacious dining room that is finished in stylish and tasteful decor with coving to the ceiling. The dining room has an open chimney breast with fitted cupboards and shelving on one side of the chimney. A double-glazed window looks out over the rear garden. The dining room flows into the kitchen, access to the first floor is via a staircase and the cellar/utility room can also be accessed from the dining room.

Kitchen

A stunning and stylish kitchen that has ample lower and upper-level cupboards finished in a neutral tone with contrasting worktops and metro-tiled splashbacks. The worktops have downlights above adding a premium feel. The kitchen utilities comprise a stainless steel sink with a drainer, an integrated dishwasher, an oven with a four-ring gas hob above, an extractor hood, and space for a free-standing fridge freezer. The kitchen is decorated neutrally with inset spotlights and a timber door leads out into the rear garden. The kitchen has two double-glazed windows.

Cellar/Utility Area

The cellar has two rooms, both have power and they are perfect for storage. One of the rooms is used as a utility area and has space for a plumbed-in washing machine and space for a tumble dryer.

First Floor Landing

A neutrally decorated landing with timber wall paneling. The landing leads to the principal bedroom, bedroom two, the bathroom, and the staircase to the second floor.

Principal Bedroom

A beautifully decorated principal bedroom that has a high ceiling with coving. A fitted wardrobe/cupboard exists to the side of the chimney breast with a cupboard above. A double-glazed window also exists at the front elevation.

Bedroom Two

A predominately neutrally decorated bedroom with a papered feature wall and a lovely feature fireplace. A handy high-level cupboard exists to the side of the chimney breast and a double-glazed window is present to the rear elevation with a view out over the rear garden.

Bathroom

A stunning bathroom that comprises a large shower enclosure with a rain dance shower head above and a second flexible shower hose. The shower enclosure is finished with metro tiles. A wall-mounted wash basin, a toilet, and a chrome towel radiator exist. The decor is great with timber paneling and stylish papered walls.

Bedroom Three

A good-sized dormer bedroom that is predominately finished neutrally with a papered feature wall and a feature paneled wall. A large double-glazed window exists at the front elevation.

Bedroom Four

A neutrally decorated bedroom with a Velux window to the roof. A hatch is present that opens up into eaves.

Front Garden

You enter the front garden through a timber gate. The front garden has space for several pots and a bench/seat. A number of stone steps lead up to the front door.

Rear Garden

A lovely graveled garden that is perfect for pots and space for some outdoor seating. A handy timber bike storage hut is present. A timber gate leads out onto a lawn on Cross Green Row. This area currently has space for a shed and a coal bunker. Two gates are present at the northern and southern boundaries to allow access to the neighboring properties.

Important Information

TENURE - FREEHOLD.

Council Tax Band B.

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.

Local Authority
Leeds City Council

Council Tax Band
B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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