



CORNERSTONE

20 Parkside Close, Meanwood, Leeds, LS6 4LZ



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20 Parkside Close

Guide Price £330,000

Cornerstone is delighted to offer for sale this lovely three-bedroom semi-detached property with a detached garage located in this pleasant development in Meanwood.

Located in the sought-after suburb of Meanwood, this property is tucked away and nestled in and amongst a leafy wooded setting with a wooded backdrop.

Externally the property benefits from a front garden, a large driveway which leads to a detached garage and the rear garden.

Internally the property benefits from being predominately neutrally decorated with some feature walls throughout.

The ground floor comprises a hallway, a sitting room that flows into the dining room and a kitchen. A sliding glass patio door leads out of the dining room into the rear garden.

The first floor comprises a spacious landing with a loft hatch above and an airing cupboard. You can access a principal bedroom, bedroom two, bedroom three/nursery and a bathroom from the landing.

This property is perfectly situated for easy access to Meanwood. Meanwood has a busy and popular centre, which boasts a number of coffee shops, cafes, pubs, bars, restaurants, and many shopping facilities including a Waitrose Home & Food Hall, an Aldi and much more.

Transport links are great, with easy access to Leeds City Centre and the Ring Road. The property also has a Sainsbury's Supermarket located at the Moor Allerton District Centre Retail Complex and a David Lloyd leisure centre which is walking distance from the property.

Local schooling is superb, with a number of highly regarded primary and secondary schools within close proximity. Meanwood also has its own park which is perfect for those afternoon strolls.

To conclude a fantastic property in a great location. We expect this one to be popular.

Hallway

You enter the property through a composite front door into a neutrally decorated and spacious hallway. The hallway benefits from a double glazed window and leads into the sitting room.

Sitting Room

A lovely space that is predominately neutrally decorated with a number of painted feature walls with a gas fire that is set on a stone hearth with a traditional but contemporary surround that creates a nice focal point to the sitting room. A large double-glazed window is present at the front elevation, which allows ample light in with a view out over the front garden. The sitting room flows into the dining room and a staircase leads up to the first floor. Plenty of under-staircase storage is also present.

Dining Room

The dining room is neutrally decorated with a papered feature wall and a lovely wood effect floor. The dining has a double-glazed sliding patio door that leads out into the rear garden. The kitchen is accessed from the dining room.

Kitchen

A beautiful and neutrally decorated kitchen with ample lower and upper-level cupboards finished in cream with contrasting worktops with white metro tiled splash backs. The kitchen utilities comprise a sink with a drainer, space for a free-standing oven with a hob with an extractor hood above, space for a dishwasher, space for free free-standing fridge freezer and space for a washing machine. The kitchen has a wood effect floor and a white double-glazed uPVC door leads out into the rear garden.

Landing

A neutrally decorated landing leads to the principal bedroom, bedroom two, bedroom three/nursery and the bathroom. An airing cupboard is found on the landing and access to the loft is found above.

Principal Bedroom

A predominately neutrally decorated principal bedroom with a painted feature wall. The wardrobes that are present are included. A double-glazed window to the front elevation exists.

Bedroom Two

A predominately neutrally decorated bedroom with a painted feature wall that benefits from fitted wardrobes and high-level cupboards. A double-glazed window exists with a view over the rear garden with a lovely woodland backdrop.

Bedroom Three

Currently used as a children's nursery. This bedroom is predominantly neutrally decorated with a painted feature wall and a feature double-glazed window to the front elevation.

Bathroom

The bathroom is tiled comprising a bath with a shower over, a wash basin above a vanity cupboard and a toilet. A frosted window allows natural light in and inset spotlights are present in the ceiling.

Front Garden & Driveway

The front garden has a lawn and a number of planted borders. A large driveway leads up the side of the property to a detached garage while giving access to the rear garden.

Detached Garage

A detached garage that has an up-and-over door for access.

Rear Garden

A well-presented rear garden that comprises a raised flagged patio with a lawn above. The rear garden is surrounded by a number of mature and well-tended borders. A woodland backdrop is present behind the rear garden. From the rear garden, you can access the houses through a kitchen door and a double-glazed sliding patio door into the dining room.

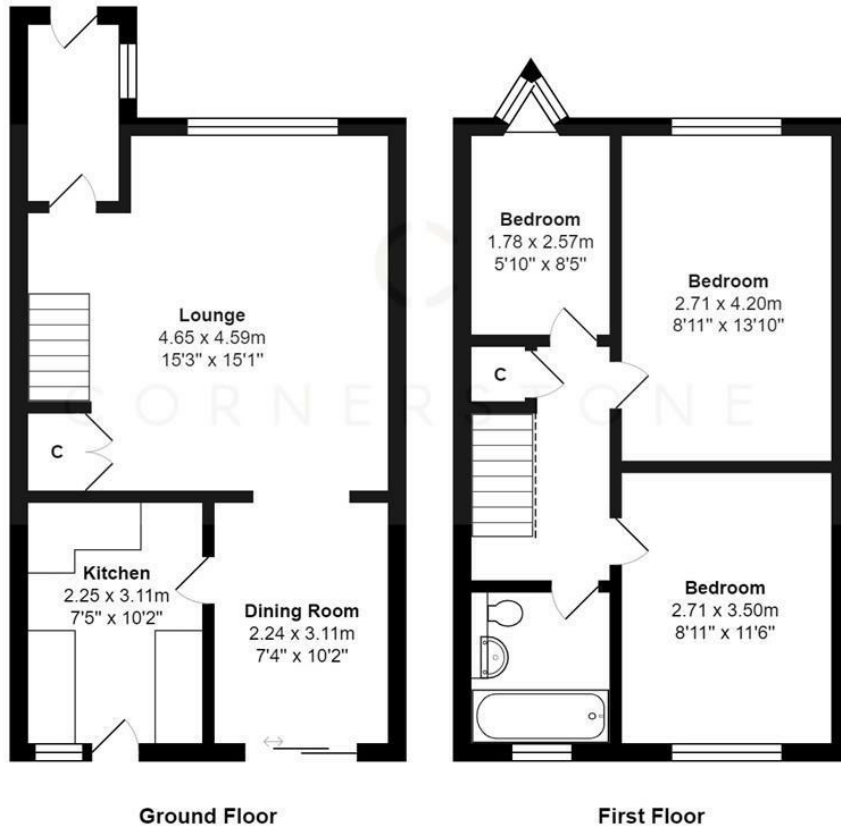
Important Information

TENURE - FREEHOLD.

Council Tax Band C.

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.





Total Area: 75.0 m² ... 807 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.

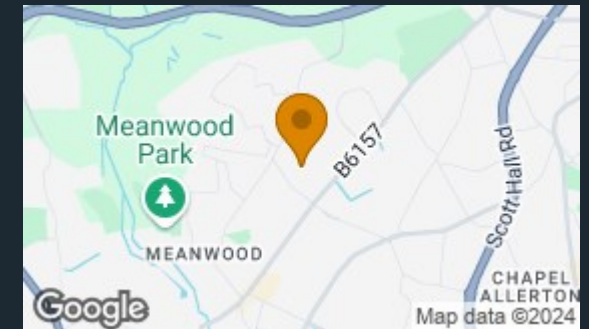
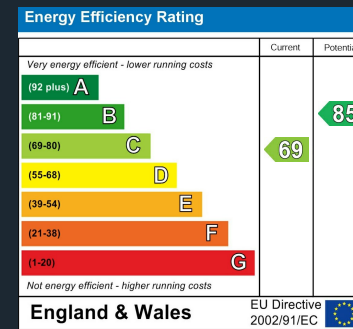
3. Measurements: These approximate room sizes are only intended as general guidance.

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 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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