



CORNERSTONE

# 73 Parkside Road, Meanwood, Leeds, LS6 4NA



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# 73 Parkside Road

## Guide Price £415,995

Cornerstone are delighted to present, for sale, this spacious four-bedroom semi-detached property situated in what is known locally as the Golden Triangle of Meanwood.

The property is only a short distance from Meanwood Park, nearby woodland, The Hollies, a David Lloyd Leisure Centre, and many shopping amenities including a Waitrose. There is also a Sainsbury's supermarket close by at the Moor Allerton Complex.

A number of reputable schools and a good selection of cafes/coffee shops, bars, pubs & restaurants are located throughout Meanwood. The property is situated on the same street as the Bay Horse pub, The Myrtle Tavern and the Meanwood Cricket pitch/club.

The location of this property gives easy access to the ring road and public transport links are excellent with easy access to Leeds City Centre.

The accommodation on offer comprises to the ground floor a commanding hallway that leads to the sitting room, an open-plan kitchen diner and the staircase to the first floor.

The first floor comprises a landing that leads to the principal bedroom, double bedroom two, bedroom three, the bathroom and the second staircase to the second-floor loft bedroom.

The second floor comprises a landing and a loft bedroom.

A lower ground floor level exists which has plenty of storage with limited head height and a step leads down into a usable room. This room has been used as an office, a gym and even a music room over the years.

Externally the property has a front garden, a gated resin driveway, a detached garage, and a lovely large south-facing rear garden. This garden is perfect for entertaining with friends or family.

This substantial and rarely-to-market home will appeal to a range of purchasers, especially those looking for that perfect spacious family home in this sought-after location.

### Hallway

You enter the property through a black composite door with two double-glazed windows. The hallway is neutrally decorated with coving to the ceiling and a wood effect floor. The hallway leads to the sitting room, open-plan kitchen diner and the staircase to the first floor. A double-glazed window is present at the foot of the staircase.

### Sitting Room

A beautiful spacious sitting room that benefits from a picture rail and coving to the ceiling. A new large double-glazed window exists at the front elevation. A gas fire is present which creates a nice focal point to this room.

### Open Plan Kitchen Diner

A fantastic open-plan space. The dining area is decorated neutrally with coving to the ceiling and a wood effect floor. A feature electric stove is present, it sits on a tiled fireplace, either side of the chimney breast fitted shelving and cupboards are present. A large double-glazed window offers a great view out down and over the rear garden. The kitchen area comprises ample lower and upper-level cupboards with contrasting worktops with tiled splashbacks. The kitchen utilities comprise a one-and-a-half stainless sink with a drainer, an integrated oven with a ceramic hob above, an extractor hood and space for a washing machine. Above the sink, a double-glazed window is present with looks out to the side of the property and plenty of space is available for a free-standing fridge freezer. A step leads down from the kitchen into a porch/vestibule that boasts a great view out over the rear garden. A uPVC door opens to lead down several steps to the rear garden.

### Lower Ground Floor

Accessed from the rear garden through a timber door. The lower ground floor offers plenty of storage space and houses the boiler, the vendor currently keeps a freezer in this space. A step leads down into a room. The lower ground floor room is neutrally decorated with inset spotlighting and a wood effect floor.

### First Floor Landing

A neutrally decorated landing with a frosted double-glazed window above the staircase. The landing leads to the principal bedroom, double bedroom two, bedroom three, the bathroom and the second staircase to the loft bedroom.

### Principal Bedroom

A neutrally decorated principal bedroom that benefits from fitted wardrobes on each side of the chimney breast. A double-glazed window exists to the front elevation with a lovely view out over Parkside Road with a woodland backdrop.

### Double Bedroom

Decorated in a modern and neutral tone this bedroom boasts a double-glazed window to the rear elevation with a view down and over the rear garden. This double-glazed window also offers a brilliant far-reaching view.

### Bedroom Three

A neutrally decorated children's bedroom with a wood effect floor and a double-glazed window to the rear elevation. Again this window offers a great view out.

### Bathroom

A predominately tiled bathroom that comprises a large shower enclosure, a wash basin, and a toilet encompassed in a good-sized vanity unit offering plenty of cupboard space. The bathroom also has a chrome towel radiator, two frosted double-glazed windows and inset spotlights to the ceiling.

### Loft Bedroom

A neutrally decorated fourth bedroom is located in the loft. It benefits from two skylight windows and plenty of eaves storage.

### Driveway & Front Garden

You enter the property through metal gates onto a resin driveway that leads to a detached garage. The front garden comprises a lawn with borders and a hedge to the front boundary. The driveway also leads down through a timber gate into the rear garden.

### Detached Garage

A detached garage that is accessed by an up-and-over door. It has a window and power.

### Rear Garden

A fantastic south-facing rear garden that comprises a timber decked seating area, a number of timber steps lead down to the lawn, and beyond the lawn several borders/vegetable patches and a patio exist. The garden is surrounded by mature hedging. During the warmer months, this garden will be a splendid place to enjoy.

### 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.







Total Area: 156.5 m<sup>2</sup> ... 1685 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

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.

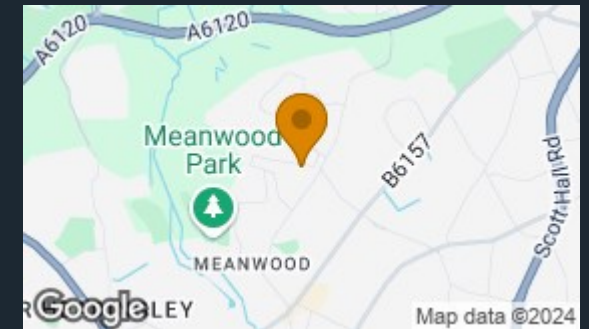
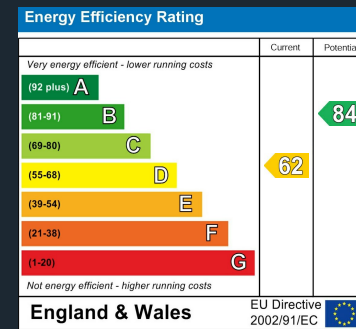
3. Measurements: These approximate room sizes are only intended as general guidance.

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.

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