

# 12 Sunset Mount, Meanwood, Leeds, LS6 4LL



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# 12 Sunset Mount

## Guide Price £375,000

The First Viewings Are On Saturday, 5th April 2025, Strictly By Appointment Only, Please Contact Us To Book.

Cornerstone are delighted to offer for sale, this modern, stylish, spacious and well-developed three-bedroom semi-detached property located in the sought-after suburb of Meanwood. The property is situated at the head of a cul-de-sac and offers amazing views.

The property is a short walk to Meanwood Park.

This semi-detached property is conveniently situated only a moment's walk to Waitrose. In addition, numerous other amenities are nearby, such as The Hollies, a David Lloyd Leisure Centre, a Sainsbury's supermarket, several excellent schools, and a delightful array of coffee shops, cafes, pubs, bars, and restaurants located throughout Meanwood and nearby Headingley.

The property's location also gives easy access to the ring road and has good public transport links to the surrounding suburbs and Leeds City Centre.

This stunning home has been thoughtfully developed over the years, boasting a contemporary look and feel. Again, coupled with its beautiful views and its fabulous location will surely make it popular.

The ground floor comprises an entrance vestibule that flows into the kitchen, and the kitchen then flows into the hallway. The hallway leads to an open-plan sitting & dining room, a staircase to the first floor, a good-sized ground-floor bedroom and the ground-floor family bathroom.

The first floor boasts an amazing, spacious principal bedroom with an en-suite bathroom with plenty of storage. This bedroom has a far-reaching view out over Meanwood. A second double bedroom is present which is currently in use as an office.

Externally, the property has a block paved driveway which is accessed from Sunset Mount, a gate opens to lead down the side of the property and to the entrance door via a couple of steps. The rear garden is landscaped with a flagged patio and crushed-slate seating area. Above this is a lawn with borders and French doors that open the garden into the open-plan sitting and dining room. The property has a detached garage with power. A second driveway is located at the rear of the property and is accessed from Greenwood Mount. This driveway gives access to the garage.

To conclude, a lovely home in a popular location.

### Entrance Vestibule

You access the property through a modern composite door into a spacious and predominately neutrally decorated entrance vestibule. This space has a large double-glazed window and a herringbone floor. It has ample space for shoe and cloak storage. The vestibule flows into the kitchen.

### Kitchen

A sleek and stylish kitchen with ample lower and upper-level cupboards with worktops that complement. The kitchen utilities comprise a one-and-a-half stainless steel sink with a drainer and a double-glazed window above. An integrated oven, hob with an extractor hood above, space for a washing machine, an integrated dishwasher and an integrated fridge freezer exist. The herringbone floor continues, and a feature radiator and inset spotlights are present. The kitchen flows into a hallway.

### Hallway

The hallway is decorated in popular tones with a herringbone floor and inset spotlights above. The hallway leads to the open-plan sitting and dining room, the staircase to the first floor, the ground-floor bedroom and the family bathroom.

### Open Plan Sitting & Dining Room

A lovely spacious open plan sitting & dining room. This open space boasts a herringbone floor throughout with modern and tasteful decor. A large double-glazed window exists to the front elevation with a lovely view down the cul-de-sac. A gas fire is present creating a focal point to the sitting room. The dining area has French doors that open into the rear garden and several handy under-staircase bespoke storage cupboards exist. This is a lovely light and airy space.

### Ground Floor Bedroom

A good-sized ground-floor bedroom that is decorated in modern tones with a double-glazed window to the rear elevation with a view out over the rear garden.

### Family Bathroom

A stunning and stylish partially tiled family bathroom that comprises a bath with a shower screen and a rain-dancer shower with a second flexible hose. A vanity cupboard with an inbuilt sink and a concealed W.C. exists. A designer towel radiator is present and a frosted double-glazed window allows natural light in.

### Staircase & Landing

A staircase leads up to the landing. The landing has a double-glazed window with a view out over the rear garden. The two doors are present which either lead to the principal bedroom or the second bedroom.

### Principal Bedroom

An outstanding and spacious principal bedroom with fitted wardrobes and built-in cupboards. The decor is modern and stylish with inset spot lighting in the ceiling. A large double-glazed dormer window offers the most impressive view out towards Meanwood Park and beyond. The principal bedroom also has access to plenty of eaves storage. A door leads into the en-suite.

### En-Suite

A partially tiled en-suite boasts a large walk-in shower with a rain dance shower and a second flexible shower hose. A vanity cupboard with an inset sink and a concealed W.C. exists. The en-suite has a chrome towel radiator, a Velux window and a frosted double-glazed window.

### Double Bedroom Two

A spacious bedroom that is currently used as an office. This room has a built-in wardrobe and a large double-glazed window to the rear elevation with a view over the rear garden.

### Front Driveway

A beautiful grey blocked paved driveway offers off-road parking. At the end of the driveway, a gate opens to lead down the side of the property to the main entrance door and the rear garden. Behind the gate, a small door/hatch is present which gives access to the property below the ground floor. This driveway is accessed from Sunset Mount.

### Rear Garden

A stunning rear garden that comprises a patio area, space for a fire pit and also a pizza oven, this area is laid to crushed slate with built-in seating. Above is a lawn with borders that surround it, from here you can access the open-plan sitting & dining room through double-glazed French doors. The rear garden gives access to a detached garage and a second driveway at the rear of the property.

### Detached Garage & Driveway

A detached garage can be accessed either by a door from the rear garden or an up-and-over door from the second driveway that is accessed from Greenwood Mount.

### Important Information

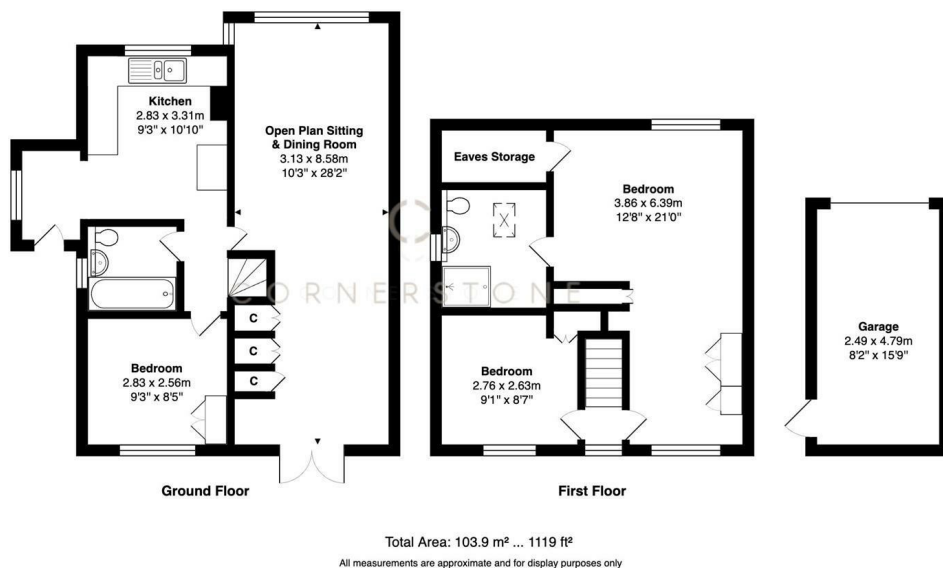
TENURE - FREEHOLD.

Council Tax Band C.

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2. We endeavor 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.

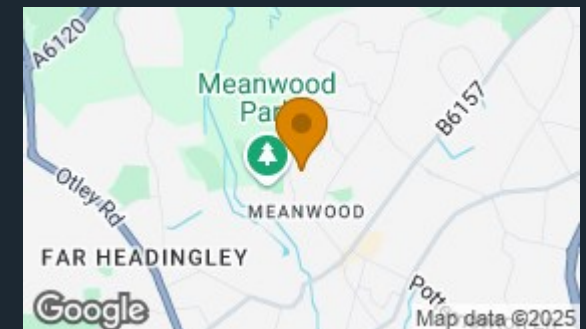
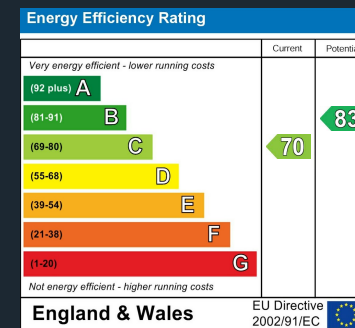
3. Measurements: These approximate room sizes are only intended as general guidance.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

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