



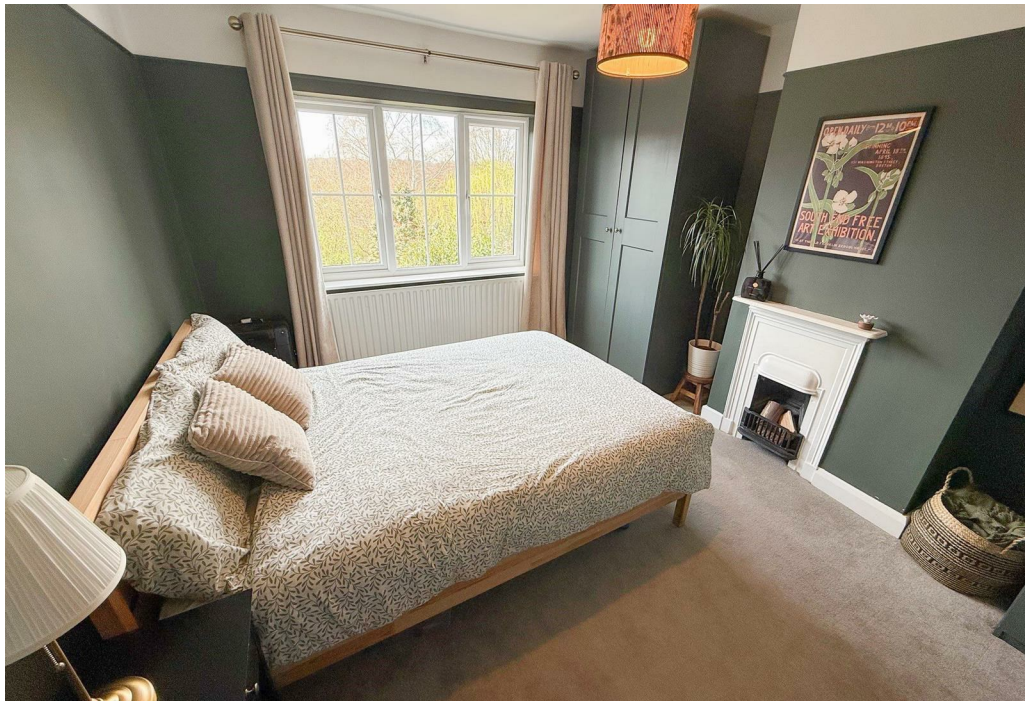
CORNERSTONE

59 Farm Hill North, Meanwood, Leeds, LS7 2QE



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59 Farm Hill North

£310,000

* BEST AND FINAL OFFERS BY NOON THURSDAY 10TH APRIL 2025 *

Recently renovated to an exceptional standard, this beautiful home is completely move-in ready. Offering modern interiors and a spacious layout, it's perfect for both families and professionals. Located in Meanwood, this property offers the best of both worlds—peaceful suburban living with fantastic amenities, schools, and transport links just moments away. One of its standout features is the huge back garden, providing the perfect outdoor space for relaxation, entertaining, or family fun.

Upon entering, you're greeted by a grand entrance hall with stunning parquet flooring, setting the tone for the rest of the home. The hallway flows seamlessly into the spacious living room, which boasts neutral décor, creating a bright and inviting space for relaxing or entertaining.

The open-plan kitchen/diner is well-proportioned, offering plenty of cupboard and counter space. Slate flooring adds a touch of style, and patio doors open out to the decking area in the large back garden, with stunning views of the back garden and beyond.

The first floor is accessed via a staircase with a stunning runner carpet. It features two double bedrooms and one single bedroom, all beautifully decorated throughout. Bedroom One offers a charming decorative fireplace and is finished in stylish, modern tones. Bedroom Two is also a generous size and boasts an amazing view over the back garden. Bedroom Three is currently used as an office and is neutrally decorated, offering flexibility for different uses. The recently renovated 4-piece bathroom suite includes a walk-in shower and stand-alone bathtub, providing a luxurious space to relax.

The back garden is truly impressive in size. Just outside the patio doors, you'll find a raised decking area, perfect for enjoying the summer months. Timber steps lead down to a long, stretching lawn space. We believe this fantastic property will be highly sought-after, thanks to its exceptional finish, prime location, and generous plot size. Additionally, there is a power-equipped shed attached to the property, currently used as a gym, offering excellent versatility as a storage space.

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Entrance Hall

The grand entrance hall features beautiful parquet flooring and boasts tall ceilings, creating a spacious and inviting first impression. It provides access to the living room, kitchen/diner, and the staircase leading to the first floor.

Kitchen/Diner

The spacious kitchen/diner offers plenty of cupboard and counter space, making it a practical space for family meals. It features a 4-ring gas hob with an extractor fan above, as well as a stainless steel sink with drainer. The double-glazed windows allow plenty of natural light to flood the room, creating a bright and welcoming atmosphere. Slate flooring adds a stylish touch, and patio doors lead out to the raised decking area in the back garden.

Landing

The stairs, complemented by stunning runner carpets, lead you to the landing, which is bright and airy thanks to a large double-glazed window that fills the space with natural light.

Bedroom 1

The main bedroom is a charming and stylish space, featuring a decorative fireplace and finished in modern tones. It provides a comfortable and relaxing environment with ample space for furniture and storage. A gas radiator is located beneath the modern double-glazed windows.

Bedroom 2

Bedroom 2 is a spacious double room, neutrally decorated. The room also offers amazing views over the back garden and beyond. Again, it features a gas radiator beneath the modern double-glazed window.

Bedroom 3

Currently used as an office, Bedroom 3 is a single bedroom that's neutrally decorated. This room offers flexibility for a variety of uses, whether as a study, guest room, or nursery.

Bathroom

The recently renovated 4-piece bathroom suite includes a walk-in shower and a stand-alone bathtub, providing a luxurious space to relax. A frosted double-glazed window ensures privacy while letting in natural light. The modern finishes and attention to detail make it a standout feature of the property.

Front Garden

The property has a gated driveway that offers off road parking. The front garden comprises a raised border. The boundaries are defined by mature and well tended hedging. A large shed/workshop is accessed from the bottom of the driveway.

Back Garden

The back garden is an impressive space, featuring a raised decking area just outside the patio doors, perfect for outdoor dining and relaxing during the warmer months. Timber steps lead down to a large, long stretching lawn space, offering plenty of room for families to enjoy. There is also a shed/worktop attached to the property with power, currently being used as a gym, providing great flexibility for various uses like additional storage or as a home office.

Important Information

TENURE - FREEHOLD.

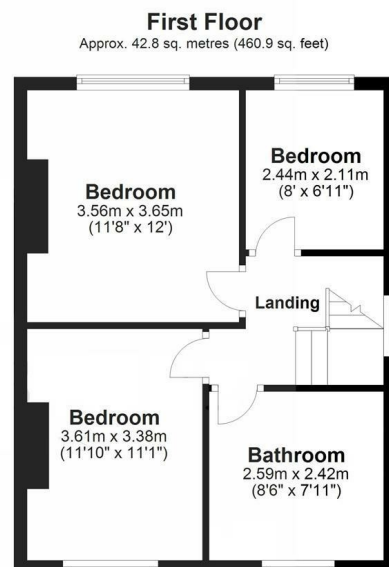
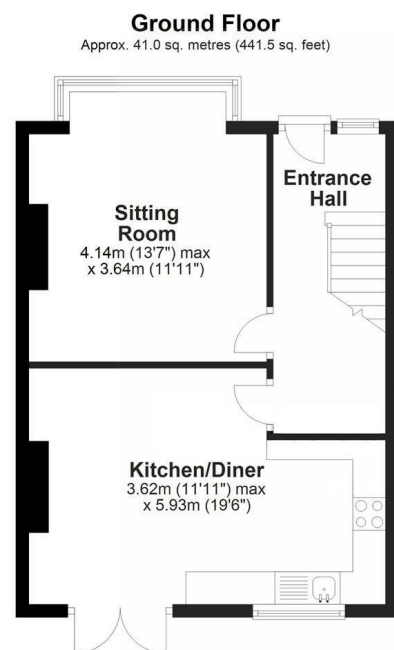
Council Tax Band B

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 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.





Total area: approx. 83.8 sq. metres (902.4 sq. feet)

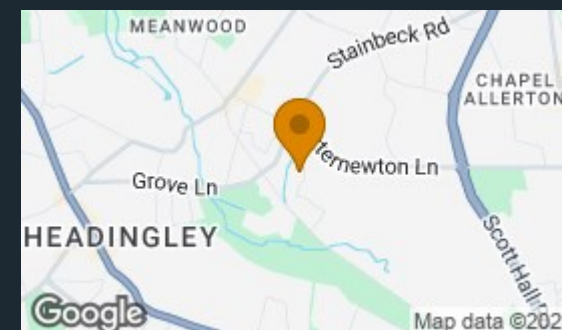
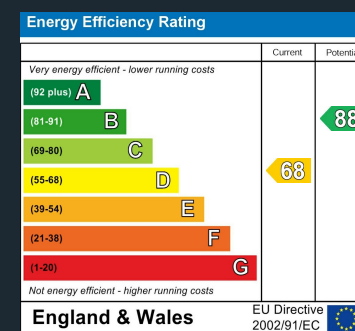
Floor plans are for identification only. All measurements are approximate.

4. Services: Please note that 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 Sales & Lettings 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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Council Tax Band
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