

6 Mill Pond Grove, Meanwood, Leeds, LS6 4RD







6 Mill Pond Grove

£350,000

BEST AND FINAL OFFERS 12 NOON WEDNESDAY 26TH MARCH 2025.

The first viewings are on Saturday the 22nd of March 2025.

The property briefly comprises: an entrance hall, a convenient downstairs w.c, a spacious sitting room, a well-appointed dining kitchen that leads to a good-sized - low-maintenance rear garden, three bedrooms (one with an en suite shower room) and a paved front garden compete with driveway.

Found within the sought-after Stone Mill development, this charming location is steeped in history. This development stands on the site of a medieval water corn mill, once used by the monks of Kirkstall Abbey in the early 13th century.

This location is simply superb. Just a short stroll away, you'll find Meanwood Park, the scenic Meanwood Valley Trail, and the vibrant centre of Meanwood—a highly desirable area with a wealth of amenities. From the highly regarded Waitrose Home and Food Hall to an array of cafes, bars, pubs, and restaurants, everything you need is within walking distance. The nearby Northside Retail Park also offers an Aldi and various other stores for added convenience.

The property is well-connected, with Headingley just a short distance away and Leeds city centre approximately three miles from your doorstep. Families will appreciate the excellent local schools, while fitness enthusiasts can take advantage of the fantastic leisure facilities, including Meanwood Park, The Hollies, and several gyms, one of which is the prestigious David Lloyd Leisure Club.

To summarise - a spacious and characterful property in a sought-after location. With its generous size, great finish and low-maintenance gardens, we expect it to be highly popular

Entrance Hall

You enter the Entrance Hall through a partly glazed front door, leading into a welcoming space ideal for storing coats and shoes. The floor is decorated with attractive patterned tiling, and this area also provides access to the downstairs W.C.

Downstairs W.C.

The downstairs W.C. is finished with charming green and white wall tiling and features tasteful floor tiling. It includes a toilet, wash basin and a handy storage cupboard.

Sitting Room

This generous sitting room has been recently re-floored and benefits from plenty of natural light, courtesy of the large double-glazed window. It also provides access to the upstairs and leads through to the kitchen/diner.

Dining/Kitchen Room

The spacious kitchen/diner is a bright and welcoming space, with French doors leading to the paved garden. It features oak laminate flooring and a window to the rear. The kitchen is fitted with an extensive range of base and wall cupboards, laminate work surfaces and part-tiled walls. It includes an integrated gas hob with an extractor above, an oven below, plumbing for a washing machine, space for a fridge freezer, and a 1 1/2 bowl stainless steel sink unit with a mixer tap.

Main Bedroom with En Suite

This spacious double bedroom is filled with natural light, thanks to a window with a radiator positioned underneath. It also includes a handy built-in cupboard for additional storage. The en suite features a sleek corner shower, a toilet, a heated towel radiator and a wash basin.

Bedroom 2

This generously sized double bedroom is bright and airy, featuring a window that lets in plenty of natural light, with a radiator below.

Bedroom 3

Decorated in cheerful yellow tones. Again, this room also benefits from a window that lets in natural light, with a radiator positioned below

House Bathroom

This inviting bathroom is predominantly tiled, with the remaining walls painted in subtle pink tones. Key features include a bath with a shower above, a toilet, a wash basin and a heated towel radiator. A frosted double-glazed window exists.

Front Garden

The front garden is low maintenance and features a convenient driveway, providing easy access and additional parking.

Back Garden

The back garden is low maintenance, with areas of both paving stones and gravel. It is accessed via French doors from the kitchen and also includes two convenient sheds, ideal for extra storage.

Additional Information

TENURE - FREEHOLD.

Council Tax Band D.

Development Service Charge £17.50 per calendar month.

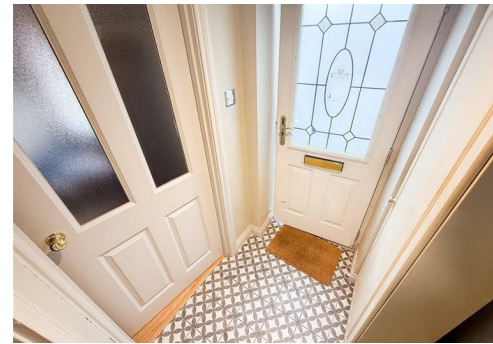
1. Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - Purchasers will be asked to produce original or certified identification and evidence of address documentation. We carry out an electronic anti-money laundering checks on all buyers. We use a 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.

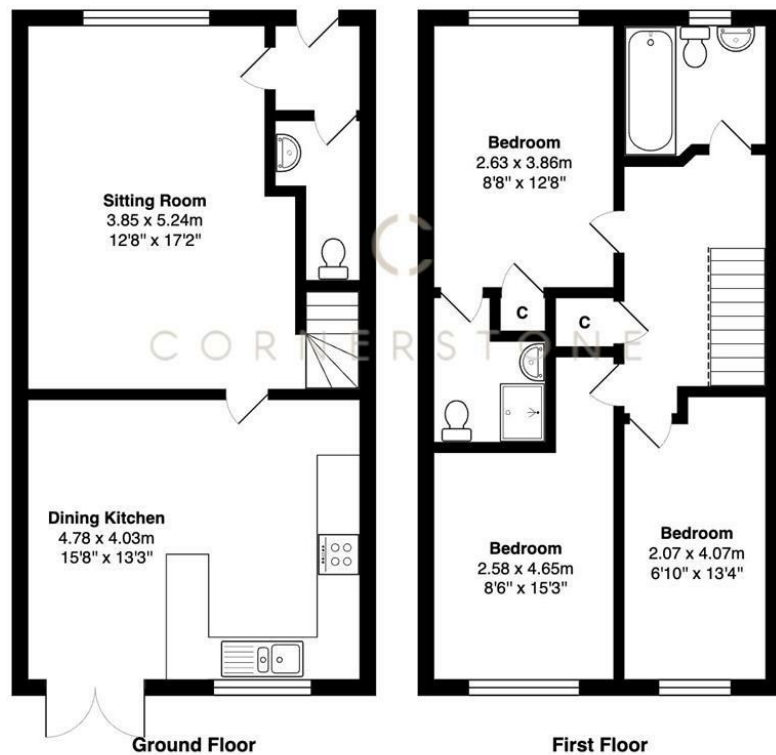
2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check where we reasonably can.

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.

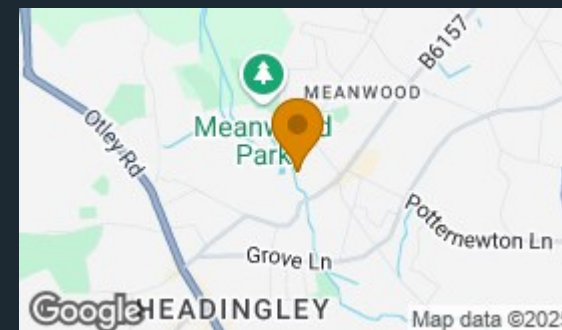
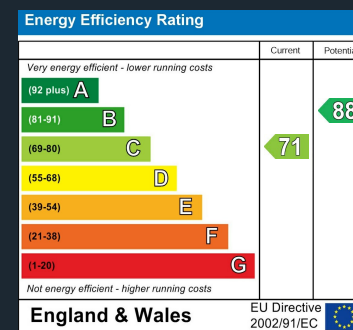




Total Area: 90.1 m² ... 970 ft²
 All measurements are approximate and for display purposes only

Local Authority
 Leeds City Council

Council Tax Band
 D





Cornerstone Sales
13 Stonegate Road
Leeds
West Yorkshire
LS6 4HZ

Contact
0113 2745360
office@cornerstoneleeds.co.uk
www.cornerstoneleeds.co.uk