



CORNERSTONE

# 61 Farm Hill North, Meanwood, Leeds, LS7 2QE



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# 61 Farm Hill North

## Guide Price £270,000

Cornerstone are delighted to offer for sale this great opportunity to purchase this no-chain three-bedroom semi-detached property.

This home does need some modernisation, but benefits from a wheelchair lift that is located in the sitting room. This lift allows you to access the front double bedroom with ease. The property's bathroom is also a wet room, making this home, in our opinion, a friendly place to live if you have extra mobility needs.

The property is situated in an elevated position over Meanwood and has some great far-reaching views.

This location is extremely popular being located in Meanwood while only being approximately two miles from Leeds city centre and a short distance to Chapel Allerton.

Transportation links are good with a frequent bus service from Meanwood Road or Potternewton Lane to Leeds and the surrounding suburbs.

Ample amenities can be found locally, including a Waitrose Home and Food Hall, the Northside Retail Park, which has an Aldi and a number of convenient and highly regarded retailers. Meanwood has a number of independent shops which are found on its popular and busy streets, including plenty of coffee shops, cafes, bars and restaurants.

The property has a large plot comprising a front garden, a driveway and a large rear garden.

Internally, this home has plenty of space, comprising on the ground floor a hallway, a sitting room with a lift, a dining room and a kitchen.

The first floor has a landing, two double bedrooms, a third bedroom and a bathroom/wetroom.

This property does require modernisation but offers an amazing opportunity and we expect it to be popular given its accessibility selling points, plot size and location.

### Hallway

A spacious hallway that has a dado rail and coving to the ceiling. A lovely feature leaded light stained glass window, is present to the side of the front door. The hallway leads to the sitting room, dining room, and the staircase to the first floor.

### Sitting Room

A predominantly neutrally decorated sitting room with coving and a papered feature wall. A gas fire is positioned on a tiled hearth with a tiled surround. A large window exists to the front elevation with a view up the front garden. The sitting room benefits from a lift that gives access up into the front double bedroom.

### Dining Room

A predominantly neutrally decorated dining room that has a gas fire with a pleasant tiled hearth and polished wood surround. A window looks down and over the large rear garden. The dining room leads into the kitchen.



### Kitchen

A good-sized kitchen that is partially tiled. The kitchen has a number of cupboards, a stainless steel sink with a drainer and space for a free-standing oven. A window is above the sink that offers a pleasant view down the rear garden, and a frosted glass UPVC door leads out into the rear garden.

### Landing

The landing leads to three bedrooms and the bathroom/wetroom. Above the staircase a window allows plenty of natural light in.

### Front Double Bedroom

The front double bedroom has a window to the front elevation and a lift is present that gives access down into the sitting room. Again, this lift is perfect for someone with limited mobility.

### Rear Double Bedroom

This spacious bedroom benefits from a fitted cupboard/wardrobe and fitted shelves. A window offers a fantastic view down the rear garden and beyond.

### Bedroom Three

The third bedroom is predominantly neutrally decorated with a picture rail and window to the front elevation.

### Bathroom/Wetroom

A modern bathroom/wetroom that features a walk-in shower with an electric shower, a wall-mounted wash basin and a toilet. Two frosted windows allow natural light in.

### Front Garden & Driveway

The property benefits from a tiered landscaped front garden that feels private. A path with steps leads down from the road to the front garden and front door. A concrete driveway leads down the side of the property to the rear garden and also gives easy access to the kitchen door at the rear.

### Rear Garden

A large west-facing rear garden that benefits from a raised patio area. The raised patio area has a number of steps that lead down to a second patio. A lovely, spacious lawn exists with a number of planted borders that surround it. This is a brilliant garden that will be perfect for enjoying the warmer weather.

### Important Information

TENURE - FREEHOLD.

Council Tax Band B.

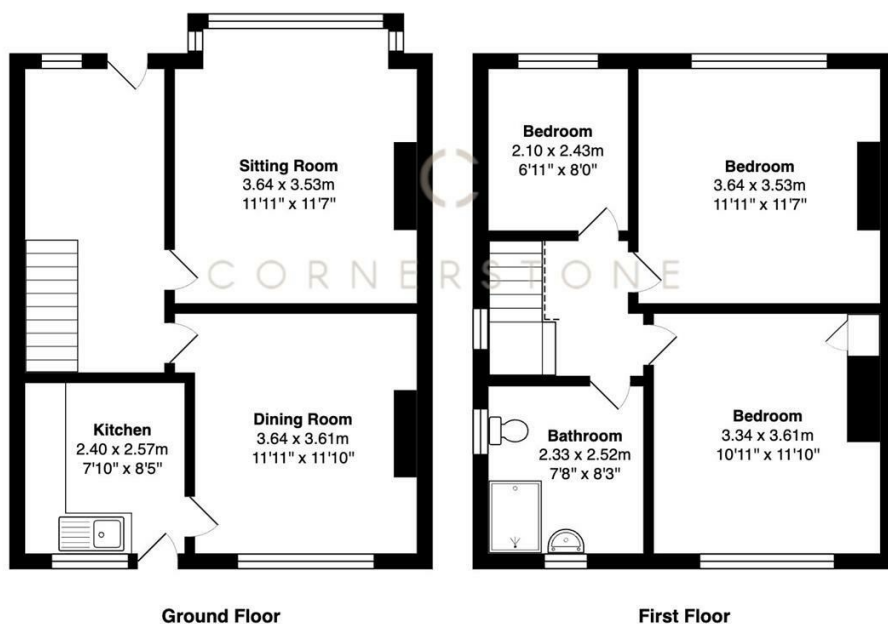
Offered with no chain.

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 check 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.



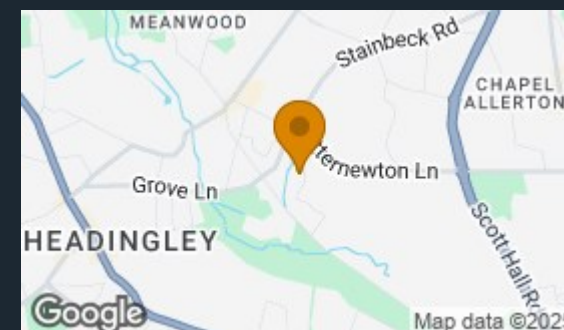
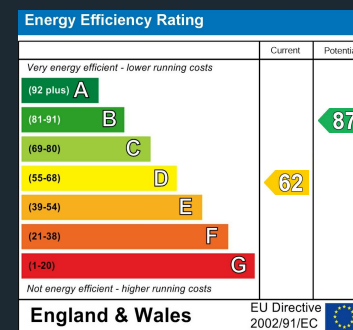


Total Area: 87.7 m<sup>2</sup> ... 944 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

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