



CORNERSTONE

5 Parkside Avenue, Meanwood, Leeds, LS6 4JD



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5 Parkside Avenue

Guide Price £415,000

BEST & FINAL OFFERS BY 2 PM FRIDAY 23rd MAY 2025.

The First Viewings Are On Saturday, 17th May 2025, Strictly By Appointment Only, Please Contact Us To Book.

This lovely home is conveniently situated only a short walk from Waitrose. In addition, numerous other amenities are nearby, such as Meanwood Park, The Hollies, a David Lloyd Leisure Club, a Sainsbury's supermarket, and a delightful array of coffee shops, cafes, pubs, bars, and restaurants located throughout Meanwood, nearby Headingley & Chapel Allerton.

Local schooling is excellent, with the Carr Manor Community School being nearby, which is Ofsted Outstanding.

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 had some great alterations over the years, including a contemporary open-plan kitchen/diner, a stylish bathroom and a fabulous garden office/room.

The ground floor comprises a hallway that leads to the sitting room and an open-plan kitchen/diner. The kitchen flows into a conservatory that then leads out into the south-facing rear garden. A staircase from the hallway leads to the first-floor landing.

The first floor comprises a spacious principal bedroom, a second double bedroom, a third bedroom and a stylish bathroom.

Externally, the property has a driveway and an established front garden with a lawn. Timber gates open from the driveway to lead down the side of the house to a detached garage and into the rear garden. The south-facing rear garden is fantastic with a raised timber decked area that is perfect for sitting out while barbecuing with friends or family. A number of steps or a slide for any little ones lead down onto a large lawn that is surrounded by lovely planted borders. A stunning contemporary-looking garden office/room exists, which has heating and lighting. This space is perfect for someone who works from home or just needs a space to retreat.

To conclude, a lovely home in a great location.

Hallway

You enter the hallway through a UPVC door that has a large porch above. The hallway is decorated in a modern tone with coving and a herringbone floor. The hallway leads to the sitting room, open plan kitchen, diner and the staircase to the first floor.

Sitting Room

The sitting room is decorated in modern tones with a painted feature wall, coving to the ceiling and a feature fireplace. A large double-glazed window exists to the front with a pleasant view out over the front garden.

Open-Plan Kitchen-Diner

A stunning and spacious kitchen diner that boasts a herringbone floor. The kitchen comprises ample lower and upper level cupboards with stunning quartz worktops with metro tiled splash backs and an island perfect for your family or friends to sit while you entertain. The kitchen utilities comprise an inset sink with a mixer tap above, with a double-glazed window above that looks down the rear garden. a Neff integrated oven, a Neff integrated microwave, a ceramic hob located on the island, an integrated fridge, an integrated freezer, an integrated washing machine, an integrated Bosch dishwasher and space for a wine cooler exist. This open plan space is decorated neutrally and offers plenty of space for seating and a dining table. French doors open into the conservatory.

Conservatory

A good-sized conservatory with a wood-effect floor. A second pair of French doors lead out into the rear garden.

Landing

The landing is decorated in modern tones with a frosted double-glazed window above the staircase. The landing leads to the principal bedroom, the second double bedroom, a third bedroom and the bathroom.

Principal Bedroom

A spacious bedroom that is decorated in modern tones with fitted wardrobes and a feature fireplace. A double-glazed window looks down the rear garden.

Second Double Bedroom

Again, decorated in modern tones with fitted wardrobes on both sides of the chimney breast. A feature fireplace is present, and a double-glazed window to the front elevation looks out onto the front garden.

Bedroom Three

A neutrally decorated bedroom with a papered feature wall and a double-glazed window to the front elevation.

Bathroom

A stunning partially metro tiled bathroom that comprises a free-standing bath with a shower hose, a wall-mounted wash basin with drawers below, a shower cubicle with a large rain dance shower head above, a second flexible shower hose, a toilet and a towel radiator. A frosted double-glazed window allows natural light in.

Front Garden & Driveway

A flagged driveway that offers off-road parking. Timber gates open to lead down the side of the house to the detached garage and the rear garden. The front garden comprises a lawn that is surrounded by plants and mature hedges/trees, which creates a good amount of privacy.

Detached Garage

A detached garage with an up-and-over door for access. It also has a window for natural light.

Rear Garden & Office/Garden Room

A beautiful south-facing rear garden that boasts a raised timber decked area, which is perfect for entertaining with friends or family. A number of steps lead down to the lawn. For young children, a slide allows them to make their own way down. The lawn is surrounded by planted borders with a number of mature trees dotted around, introducing a good degree of privacy. There is also access below the timber deck, which offers further storage. The contemporary office/garden room is accessed by a double-glazed sliding door. The office/garden room is decorated in a modern tone, it benefits from electrics, lighting and an electric radiator. The garden room is light and airy courtesy of the large double-glazed sliding door and a second double-glazed window.

Important Information

TENURE - FREEHOLD.

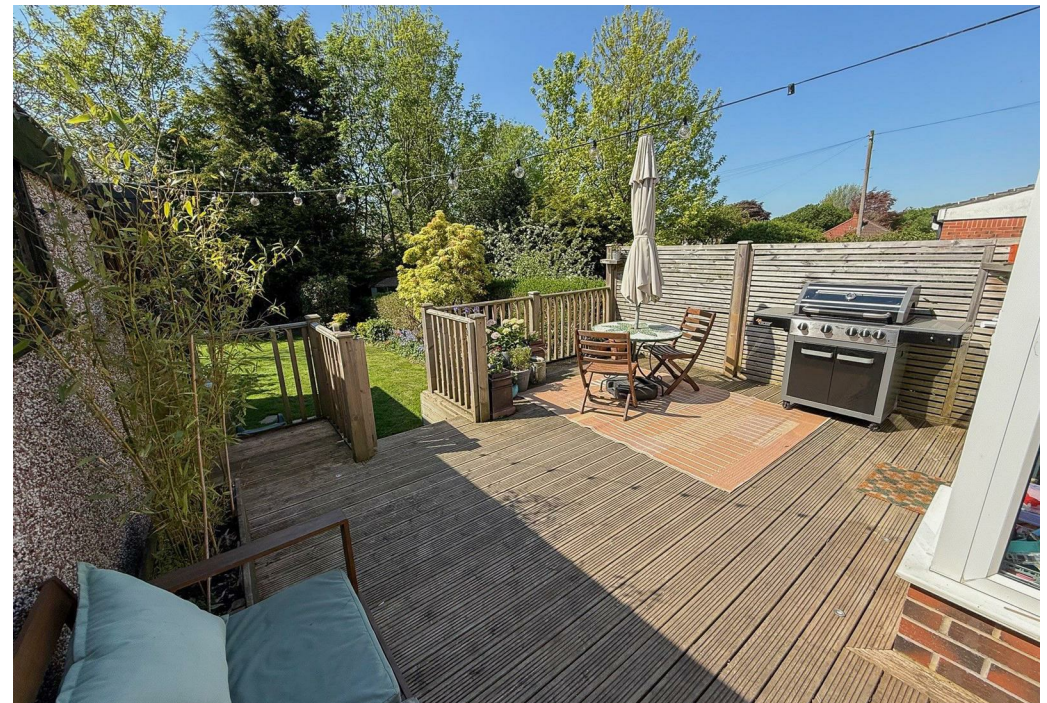
Council Tax Band C.

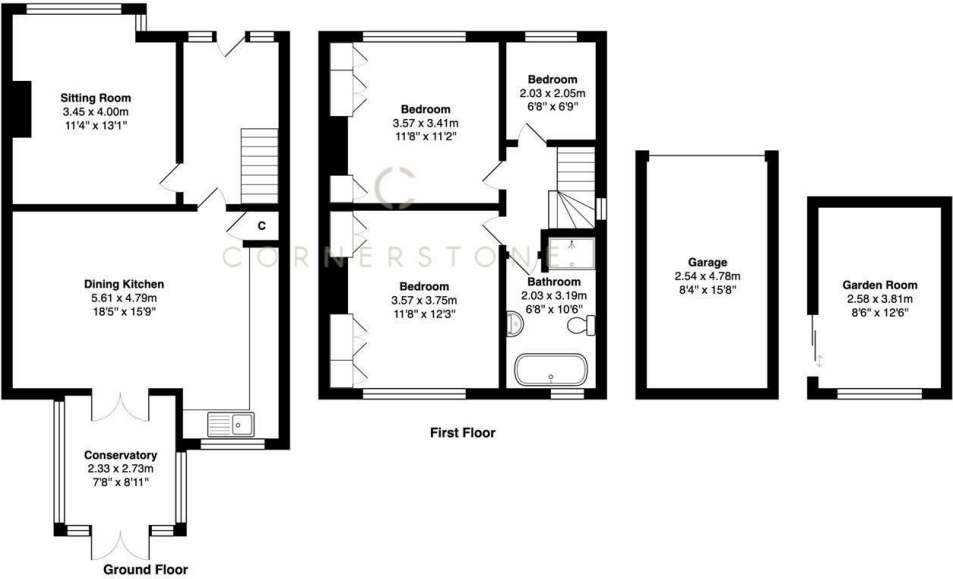
No Onward Chain.

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 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.





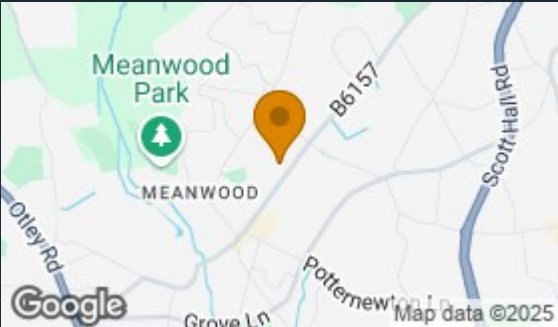
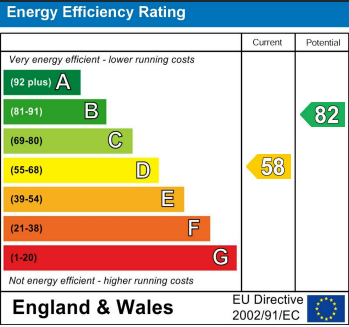
Total Area: 114.5 m² ... 1233 ft²
All measurements are approximate and for display purposes only

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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