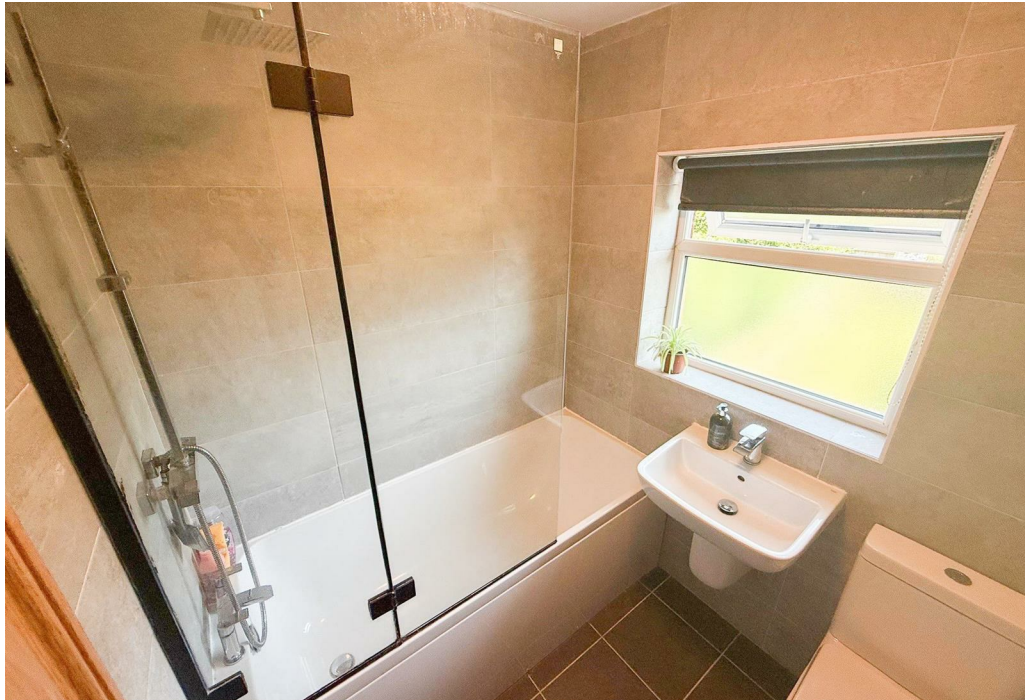


15 Farm Hill Rise, Meanwood, Leeds, LS7 2SH







15 Farm Hill Rise

£280,000

Known for its strong community feel and range of local amenities, Meanwood is a sought-after place to live. The area benefits from frequent bus services from Meanwood Road and Potternewton Lane, providing easy access to Leeds city centre and nearby suburbs.

Local shopping options include a Waitrose Home and Food Hall and the Northside Retail Park, which features Aldi along with several other well-known retailers. The area also offers a variety of independent shops, cafes, bars, and restaurants, catering to a wide range of tastes and preferences.

This well-appointed and inviting home comprises an entrance hall, three bedrooms — two doubles and a single — a modern family bathroom, a bright and spacious living room, and a generous open-plan kitchen/diner. The kitchen/diner provides direct access to the large rear garden, creating a great connection between indoor and outdoor living. Off-street parking is available via a shared driveway running alongside the property, with convenient access to the garden at the rear.

Entrance Hall

You enter the home through a composite front door into a handy entrance hall. This space provides access to the stairs leading upstairs and a door to the living room. A double-glazed window allows plenty of natural light to brighten the area, which is further enhanced by charming feature floor tiles

Living Room

Situated at the front of the property, the spacious living room benefits from a large double-glazed window that fills the space with natural light. Neutral décor and fitted carpet create a comfortable and welcoming atmosphere, with space to accommodate a variety of furniture layouts. A functional electric fireplace serves as a central feature, and a handy storage cupboard offers additional practicality. The living room flows seamlessly into the open-plan kitchen/diner, creating a versatile living area.

Open Plan Kitchen-Diner

Located at the rear of the property, the open-plan kitchen/diner is a well-designed and generously sized space — ideal for both everyday living and entertaining. The kitchen features a range of light-toned units paired with light grey worktops, decorated in modern green tones. Two double-glazed windows allow plenty of natural light in, including one positioned above the sink that offers a pleasant view over the back garden and beyond. The layout comfortably accommodates a dining table and chairs, while a rear door provides direct access to the garden, making it easy to enjoy outdoor dining and relaxation during the warmer months.

Main Bedroom

A generously sized double bedroom situated at the front of the property, offering ample space throughout. The room is decorated in soft, neutral tones and features a large double-glazed window that fills the space with natural light. A central heating radiator is positioned below the window, providing warmth.

Second Bedroom

A well-proportioned double bedroom overlooking the rear garden, offering pleasant views and plenty of natural light through the double-glazed window. The room is decorated in clean, bright tones and includes a central heating radiator.

Third Bedroom

Situated at the front of the property, this bedroom is decorated in soft turquoise tones and features a double-glazed window that lets in natural light. The room includes a central heating radiator and is ideal as a single bedroom or home office.

Bathroom

The sleek, modern family bathroom features a bathtub with overhead shower, a wash basin set within a vanity unit, and a toilet. The space is finished with contemporary wall tiling and benefits from a chrome heated towel radiator for added comfort. A large frosted double-glazed window provides ample natural light while maintaining privacy.

Front Garden and Driveway

To the front of the property is a neatly maintained lawned garden that adds a touch of greenery. A shared driveway runs alongside the property, providing convenient off-street parking and access to the rear garden.

Back Garden

The generously sized rear garden is primarily laid to lawn, offering a great space for children to play or for gardening enthusiasts. It enjoys plenty of sun throughout the day, making the small patio area near the back door an ideal spot for garden furniture, perfect for relaxing or entertaining. The garden benefits from a convenient outside tap and can be accessed via the driveway running alongside the property as well as directly through the back door in the kitchen.

Important Information

TENURE - FREEHOLD.

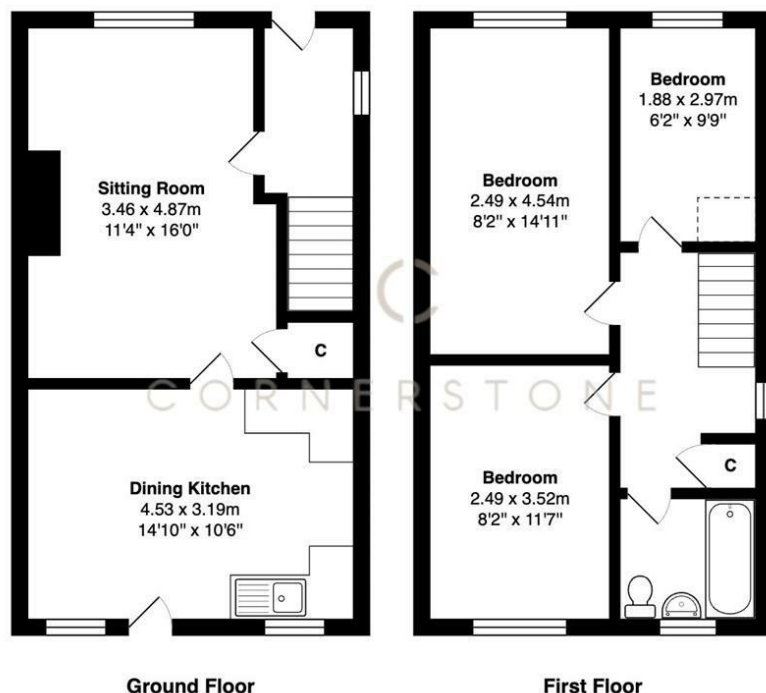
Council Tax Band B.

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 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.



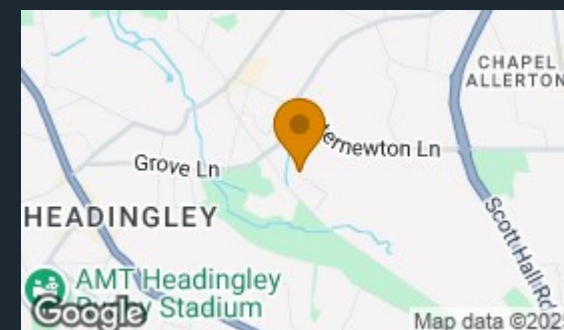
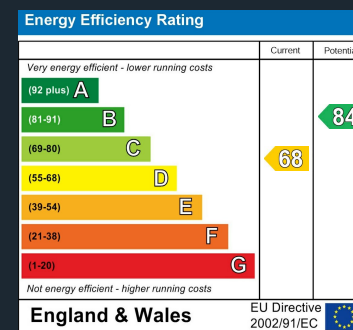


Total Area: 74.4 m² ... 801 ft²
 All measurements are approximate and for display purposes only

- 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.

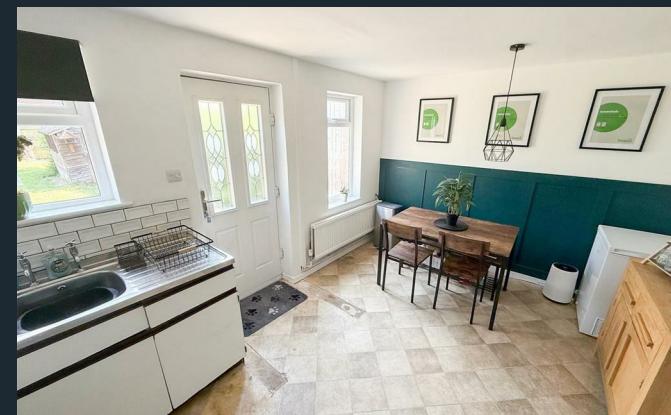
Local Authority
 Leeds City Council

Council Tax Band
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