



CORNERSTONE

# 14 Sunset Hill Top, Meanwood, Leeds, LS6 4LP



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# 14 Sunset Hill Top

## Guide Price £475,000

The First Viewings are on Saturday 14th June 2025 - Cornerstone are proud to present for sale this spacious three-bedroom semi-detached property that is located on this sought-after and popular cul-de-sac of Sunset Hill Top, next to Meanwood Park.

Tucked away in one of Meanwood's most desirable and peaceful cul-de-sacs, 14 Sunset Hill Top is a beautifully presented three-bedroom semi-detached home, complete with a garage, landscaped gardens, and a stunning summerhouse that has a bar with two covered/enclosed seating areas perfect for entertaining, potentially all year round.

This property enjoys a truly enviable position being adjacent to Meanwood Park, a popular green space, offering immediate access to scenic woodland walks, a children's play area, open fields, and the picturesque Meanwood Beck. Whether you're enjoying a peaceful stroll or a family day out, having this expansive green oasis right on your doorstep is just fantastic.

This home has been lovingly maintained and thoughtfully enhanced by its current owners over the decades. The layout is ideal for modern living, featuring spacious reception areas, including a very impressive open-plan kitchen diner that leads out into the rear garden, as well as well-proportioned bedrooms. Notably, the property also boasts a fully boarded loft with a fixed staircase for access.

Externally, the rear garden is a true highlight, designed for entertaining and relaxation alike. The bespoke summerhouse and bar create a fantastic atmosphere for social gatherings, while the covered seating areas mean you can enjoy, rain or shine.

Beyond the cul-de-sac, the wider Meanwood area offers a thriving community atmosphere and an abundance of amenities. From independent coffee shops, stylish bars, pubs and restaurants, to the highly regarded Waitrose and Aldi supermarkets, everything you need is within easy reach. The nearby Meanwood Valley Trail connects you to Headingley and Woodhouse Ridge.

Families will appreciate the area's excellent local schools, both primary and secondary, as well as convenient transport links into Leeds city centre, Headingley, Chapel Allerton, and beyond. Meanwood also benefits from strong bus routes and easy access to the Ring Road, A61, for commuters.

This is a rare opportunity to secure a spacious home with a superb open plan living space and fantastic outdoor living, in one of North Leeds' most sought-after pockets. Sunset Hill Top offers something special — a peaceful retreat with many amenities just moments away.

### Hallway

You enter the property through a grey door into a neutrally decorated and spacious hallway with a wood-effect floor and inset spot lighting above. The hallway has a double-glazed window and leads to the sitting room, open plan kitchen, diner and the staircase to the first floor.

### Sitting Room

A large sitting room with a double-glazed bay window to the front elevation. The decor is stylish, with a modern fireplace that creates a pleasant focal point in this room.

### Open Plan Kitchen Diner

A fantastic and spacious open plan kitchen diner that benefits from a modern kitchen with an island/breakfast bar. The kitchen utilities comprise a one-and-a-half sink with a drainer, an integrated dishwasher, an integrated fridge, freezer, space for a free-standing range cooker with a stainless steel splashback and an extractor hood above and an integrated microwave. The kitchen has a tiled floor with double-glazed French doors that lead out into the rear garden. Above the kitchen is a high ceiling with two skylight windows that allow light to flood in. The dining area is laid to a wood-effect floor and has inset spotlights in the ceiling and a papered feature wall.



### Side Entrance & Utility Room

A neutrally decorated side entrance that has plumbing for a washing machine, with the property's boiler located above. This space leads to the ground floor toilet, and a door opens to lead out onto a block-paved driveway at the side of the property.

### Ground Floor W.C.

A neutrally decorated W.C. with a frosted double-glazed window. A toilet and a wash basin are present.

### Landing

A neutrally decorated landing with a double-glazed window. The landing leads to the principal bedroom, double bedroom two, a fixed staircase to the loft, bedroom three and the family bathroom.

### Principal Bedroom

The principal bedroom is neutrally decorated with a papered feature wall and fitted wardrobes that span the full width of the room. A commanding double-glazed bay window exists to the front elevation.

### Double Bedroom Two

Finished in modern tones with a double-glazed window that looks out down the rear garden.

### Bedroom Three

A neutrally decorated bedroom with a double-glazed window to the front elevation.

### Family Bathroom

A modern and stylish family bathroom that comprises a walk-in shower with a rain dance shower head and a second flexible shower hose. A bath, a wash basin and a toilet. A frosted double-glazed window is present.

### Loft

A fully boarded loft with a fixed staircase for access. The loft has a wood-effect floor and three Velux windows for natural light.

### Driveway & Garage

A beautifully presented block paved driveway that offers plenty of off-road parking. The driveway leads down the side of the property to the side entrance, the garage, and a gate opens to lead into the rear garden.

### Rear Garden

A lovely rear garden that comprises a patio area which can be directly accessed from the open plan kitchen diner through French doors. A couple of steps lead down to a lawn, and a second outdoor patio area is located at the bottom of the garden. A timber shed also exists, which is perfect for additional storage.

### Summer House/Bar

Accessed from the rear garden, the summer house has a covered seating area which is perfect for relaxing. This leads into the bar/movie room. A frosted double-glazed door opens out into the second covered seating area that can lead out onto the bottom patio area. To conclude, an impressive structure that will offer endless entertainment.

### Important Information

TENURE - FREEHOLD.

Council Tax Band C.

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.





Total Area: 151.0 m<sup>2</sup> ... 1625 ft<sup>2</sup>

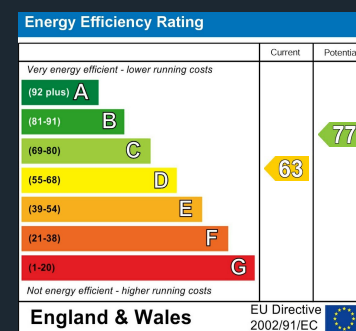
All measurements are approximate and for display purposes only

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.

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