



CORNERSTONE

63 Parkside Road, Meanwood, Leeds, LS6 4NA



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63 Parkside Road

£360,000

Set in a popular residential location, this spacious home offers a generous plot size with a long driveway leading to the garage, providing ample parking and storage. The property also benefits from plenty of basement space, ideal for a variety of uses. An impressive back garden enjoys plenty of sunshine, making it perfect for outdoor living and relaxing.

The property is only a short distance from Meanwood Park, scenic woodland walks, The Hollies, a David Lloyd Leisure Centre, and a wide range of shopping amenities including a Waitrose. A Sainsbury's supermarket is also conveniently located nearby at the Moor Allerton Complex.

Meanwood remains a sought-after area, offering a strong community atmosphere, with a selection of reputable schools, independent cafes, coffee shops, pubs, bars, and restaurants all within easy reach. This home is situated on the same street as the well-regarded Bay Horse pub, The Myrtle Tavern, and Meanwood Cricket Club.

The location offers excellent access to the outer ring road and superb public transport links into Leeds City Centre and surrounding areas.

The property features a welcoming hallway leading to the sitting room, a dining room that flows into the kitchen, and the staircase to the first floor.

The first floor includes a landing that gives access to three well-proportioned bedrooms and the house bathroom.

The property also benefits from a handy basement level, offering valuable additional space.

Externally, the home boasts a generous plot with a long driveway providing off-street parking for multiple vehicles and leading to the garage. The rear garden is particularly impressive—sunny, spacious, and ideal for families, gardening enthusiasts, or those who enjoy entertaining outdoors.

This property also offers excellent potential for extension, subject to the relevant planning permissions.

This fantastic, chain-free home will appeal to a range of buyers, especially those seeking a well-maintained property in a popular and well-connected part of Meanwood.

Entrance Hall

The property opens into a welcoming hallway featuring carpeting that continues up the stairs. A double-glazed window allows plenty of natural light to brighten the space, creating a warm and inviting entrance. The hallway provides access to the sitting room, dining room and the staircase leading to the first floor.

Sitting Room

The sitting room is a bright and spacious front-facing room with a large double-glazed picture window that lets in plenty of natural light. It features wood-effect flooring, a gas fire with surround, and neutral decor, making it a comfortable and practical living space.

Dining Room

The dining room is located at the rear of the property and enjoys views over the garden through a double-glazed window. It features a decorative fireplace with traditional wood surround, patterned carpet, and a warm, homely feel. A door from the dining room leads directly into the kitchen, making it a practical and well-connected space for everyday use.

Kitchen

The bright kitchen is accessed from the dining room and offers a functional layout with a range of cupboards and worktop space. It features a stainless steel sink with drainer, a four-ring gas hob with extractor fan above, and a double-glazed window that brings in plenty of natural light. A door provides access to the rear garden, making it convenient for outdoor dining or everyday use.

Main Bedroom

Bedroom 1 is a spacious double room located at the front of the property. It features a large double-glazed window with a gas radiator below, allowing in plenty of natural light. The room is neutrally decorated and includes handy fitted wardrobes that offer useful built-in storage.

Bedroom 2

Bedroom 2 is a double room located at the rear of the property. It features a double-glazed window with a gas radiator beneath and enjoys a pleasant view over the back garden. The room is neutrally decorated and includes fitted wardrobes for convenient storage.

Bedroom 3

Bedroom 3 is a single room located at the rear of the property. It features a double-glazed window, a gas radiator, and neutral décor.

Family Bathroom

The bathroom features a three-piece suite, including a panelled bath with an overhead shower, a wash basin, and a WC. Two frosted double-glazed windows flood the space with natural light while ensuring privacy. The room also includes a built-in storage cupboard and is finished with mainly tiled walls and a vinyl floor.

Front Garden & Driveway

The front garden is low maintenance, being fully paved. A long driveway runs alongside the property, offering off-street parking for multiple vehicles and leading to the detached garage at the rear. A gate separates the driveway from the back garden, providing added security and privacy.

Back Garden & Garage

The rear garden is a real highlight of the property—generous in size and enjoying plenty of sunlight throughout the day. It features a large lawn area, ideal for families, with a paved section offering space for outdoor seating or entertaining.

At the end of the driveway sits a large, handy detached garage with power that provides useful external storage.

Basement

The property benefits from a basement level, which is handy for storage and a useful addition to the home.

Important Information

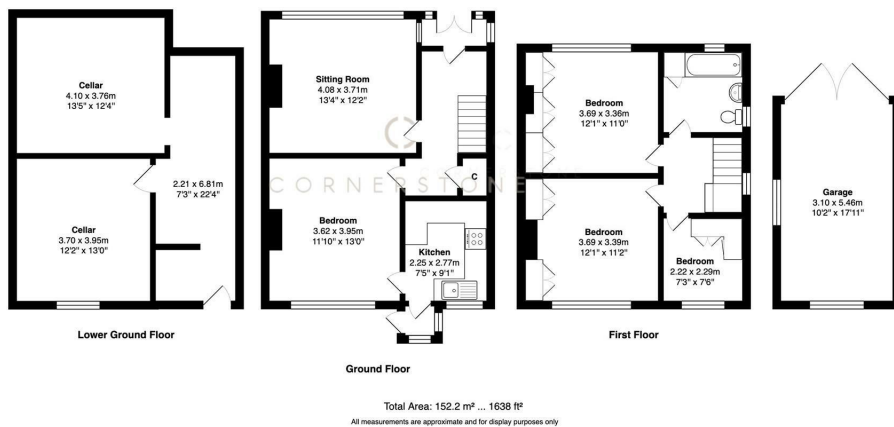
TENURE - FREEHOLD.

Council Tax Band C.

No onward chain.

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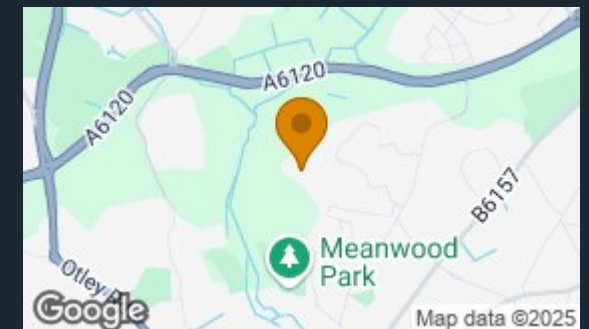
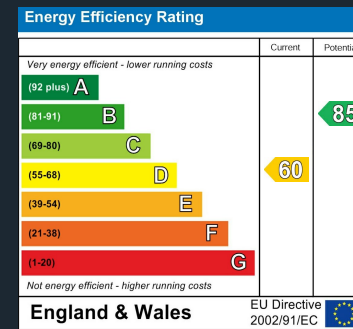
3. Measurements: These approximate room sizes are only intended as general guidance.

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

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Cornerstone Sales
13 Stonegate Road
Leeds
West Yorkshire
LS6 4HZ



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