

4 Hornbeam Close, Meanwood, Leeds, LS7 2FH



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4 Hornbeam Close

£342,500

This modern Taylor Wimpey-built home (the Byford design) offers a stylish and flexible layout, ideal for families, couples, or first-time buyers. Built only three years ago on the popular Vision development in Meanwood, the property is beautifully presented and still covered by the NHBC new build warranty, offering low-maintenance and move-in ready living.

The Vision development enjoys a peaceful residential setting while being just a short distance from Meanwood's many amenities, including Waitrose, Aldi, cafés, bars, and restaurants. The leafy Meanwood Park and The Hollies are close by, while the home also falls within the catchment for excellent local schools. Convenient transport links ensure easy access into Leeds City Centre and surrounding areas.

The ground floor comprises a welcoming hallway, a spacious front living room, and a large open-plan kitchen diner with French doors leading out to the rear garden — the perfect space for everyday family life or entertaining. A handy downstairs WC completes the ground floor.

Upstairs are three bedrooms and two bathrooms. The principal bedroom features free standing wardrobes and an en-suite shower room, while the second double bedroom and a flexible third bedroom are served by the modern house bathroom. The third bedroom offers great versatility, whether used as a child's room, nursery, guest bedroom, or home office.

Externally, the property benefits from a driveway for off-street parking and a private enclosed rear garden, ideal for relaxing or outdoor dining.

This modern Byford home combines contemporary design, flexible living space, and a sought-after Meanwood location. With its move-in ready condition, excellent transport links, and proximity to local amenities, we expect this property to generate strong interest.

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 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.

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

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The Byford

3 BEDROOM HOME, TOTAL 976 sq ft / 90.67m²



GROUND FLOOR

Lounge max.	
3.98m × 4.24m	13' 1" × 13' 11"
Kitchen/Dining	
5.06m × 2.87m	16' 7" × 9' 5"

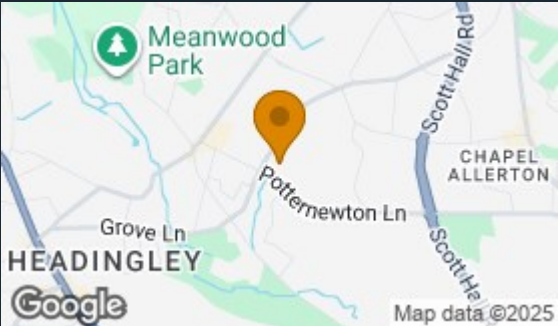
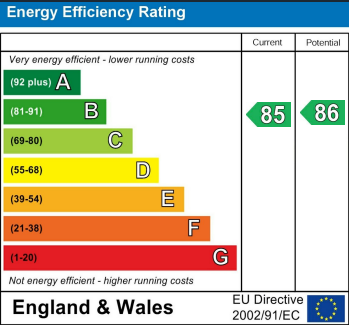


FIRST FLOOR

Bedroom 1 max.	
3.98m × 3.00m	13' 1" × 9' 10"
Bedroom 2	
2.82m × 3.46m	9' 2" × 11' 0"
Bedroom 3	
2.15m × 3.91m	7' 1" × 12' 10"

Local Authority
Leeds City Council

Council Tax Band
C





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